

DINESH KUMAR  
DEED WRITER  
Mob: 8076171909,  
9650153868

ON JUDICIAL

of Uttar Pradesh

Stamp



93684138S

2:15 PM

shcil01/ NOIDA/ UP-GBN

SHCIL0110101476066751S

MARKET REACH LLP

ase

3, ECOTECH-XI, GREATER NOIDA

MARKET REACH LLP

MESSERS MARKET REACH LLP

3,44,000

(Three Lakh Forty Four Thousand only)

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक दादरी

गौतम बुद्ध

क्रम संख्या 2021149000988

आवेदन संख्या : 202100742000338

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

2021-01-05 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम

राष्ट्र मुद्रा

लेख का प्रकार

गृहा विलेख(30 वर्ष से

प्रतिफल की छनराशि

10790000

/ 13758000.00

1. रजिस्ट्रिकरण शुल्क

137600

2. प्रतिनिधिकरण शुल्क

180

3. निरीक्षण या तलाश शुल्क

4. मुद्रा के अधिप्राप्ती करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. बाविक भत्ता

1 से 6 तक का योग

137780

शुल्क वसूल करने का दिनांक

2021-01-05 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार

होगा 2021-01-05 00:00:00

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

Amount(Rs.)



Please write or type below this line

E- STAMP  
LOCKED

Rajpal Singh  
Manager (Industry)  
GNIDA

For Market Reach LLP  
Partner



SR 0011609361

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



I-490

DINESH KUMAR  
DEED WRITER  
Mob: 8076171909,  
9650153868



सत्यमेव जयते

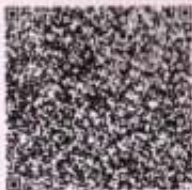
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP08106293684138S
Certificate Issued Date	: 24-Jul-2020 02:15 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0110101476066751S
Purchased by	: MESSERS MARKET REACH LLP
Description of Document	: Article 35 Lease
Property Description	: PLOT NO.243, ECOTECH-XI, GREATER NOIDA
Consideration Price (Rs.)	:
First Party	: GNIDA
Second Party	: MESSERS MARKET REACH LLP
Stamp Duty Paid By	: MESSERS MARKET REACH LLP
Stamp Duty Amount(Rs.)	: 3,44,000 (Three Lakh Forty Four Thousand only)



Please write or type below this line

E-STAMP  
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Rajpal Singh  
Manager (Industry)  
GNIDA

For Market Reach LLP  
Partner



SR 0011609361

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To SBI for CC facilities



For Market Reach LLP  
Partner

0011003361



### LEASE DEED

**Industrial Plot No.- 243 Sector- Ecotech-XI ,Area 1000 Sqm. in the layout plan of Greater Noida Industrial Development Area, Distt.—Gautam Budha Nagar, vide Allotment No. ONLIND2016-0200134**

THIS LEASE DEED MADE on the 15<sup>th</sup> day of **December** in the year **TWO THOUSAND Twenty** between Greater Noida Industrial Development Authority, a body corporate constituted under Section 3 read with Section 2(d) of the U.P. Industrial Area Development Act, 1976 (U.P. Act 6 of 1976) (hereinafter called the 'Lessor' which expression shall, unless the context does not so admit, include its successor and assigns) of the one part

AND

1. SRI \_\_\_\_\_ aged \_\_\_\_\_ Years S/o \_\_\_\_\_  
R/o \_\_\_\_\_

2. SRI \_\_\_\_\_ aged \_\_\_\_\_ Years S/o \_\_\_\_\_  
R/o \_\_\_\_\_

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 \_\_\_\_\_

7. SRI \_\_\_\_\_ aged \_\_\_\_\_ Years S/o \_\_\_\_\_  
R/o \_\_\_\_\_

  
Rajpal Singh  
Manager (Industry)  
GNIDA

For Market Reach LLP  
  
Partner



आवेदन सं०: 202100742000338

पट्टा विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 490

वर्ष: 2021

प्रतिफल- 10790000 स्टाम्प शुल्क- 344000 बाजारी मूल्य - 13758000 पंजीकरण शुल्क - 137600 प्रतिलिपिकरण शुल्क - 180 योग : 137780

श्री मैसर्स मार्केट रीच एल एल पी द्वारा  
राघव मुंदरा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री प्रभात कुमार महेश्वरी  
व्यवसाय : अन्य  
निवासी: ए 303, महेश अपार्टमेंट बी 09, यसुस्थरा एन्क्लेव दिल्ली-110096



श्री, मैसर्स मार्केट रीच एल एल पी द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक  
05/01/2021 एवं 03:19:57 PM बजे  
निबंधन हेतु पेश किया।

राघव मुंदरा अधिकृत  
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार शर्मा  
उप निबंधक दादरी  
गौतम मुंदरा  
05/01/2021

केकेके शर्मा,  
निबंधक लिपिक



For Market Reach LLP

Patna



Constituting the registered partnership firm functioning in the name \_\_\_\_\_ having its registered office at \_\_\_\_\_  
\_\_\_\_\_, executed Through its partner's through Sri \_\_\_\_\_  
aged \_\_\_\_\_ Years  
S/o \_\_\_\_\_ R/o \_\_\_\_\_  
constituted attorney under the deed dated \_\_\_\_\_ or

Co-operative societies Act, 1965/ OR and having head office at \_\_\_\_\_  
through its Managing Director/Secretary/duly aged \_\_\_\_\_  
constituted attorney \_\_\_\_\_  
about \_\_\_\_\_ years S/o Shri \_\_\_\_\_  
R/o \_\_\_\_\_ OR

A Proprietorship Firm/Company functioning in the name of M/s Market Reach LLP through its  
Director **Mr. Raghav Mundhra S/o Sh. Prabhat Kumar Maheshwari** Having its Registered  
**Office at A-303, Mahesh Apartment, B-09, Vasundhara Enclave, Delhi-110096** through its  
partner's (PAN No. **ABIFM5494K** **ADHAR NO. 654660802381**) Mobile  
No. \_\_\_\_\_

(hereinafter called the lessee which expression shall, unless the context does  
not admit, include his/her/their/it's heirs, executors, administrators, representatives and permitted  
assigns/it's 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 Urban and  
Industrial township.

And 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  
industrial building/s according to building plan/s approved by the lessor.

**1. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS :**

4. That in consideration of the premium 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
5. reserved and of the covenants, provision and agreements hereinafter contained and on the  
part of the Lessee to be respectively paid observed and performed The Lessor both hereby  
demise and lease to the Lessee, all the plot of land on as is

  
Rajpal Singh  
Manager (Industry)  
GNIDA


बही सं०: 1

रजिस्ट्रेशन सं०: 490

वर्ष: 2021

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

श्री गेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा राजपाल सिंह के द्वारा संजीव कुमार शर्मा, पुत्र श्री स्वर्गीय राम शरण शर्मा

निवासी: गेटर नोएडा

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री मैसर्स मार्केट रीच एल एल पी के द्वारा राघव मुंदरा, पुत्र श्री प्रभात कुमार महेश्वरी

निवासी: ए 303, महेश अपार्टमेंट वी 09, वसुन्धरा एन्क्लेव दिल्ली-110096

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अनिल नागर, पुत्र श्री श्यामवीर नागर

निवासी: गांव लखनावली गेटर नोएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री दिनेश कुमार, पुत्र श्री मुरारी लाल

निवासी: वी 102, प्रथम तल, सेक्टर 06, नोएडा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अरविन्द कुमार प्रभारी :-  
उप निबंधक, दादरी  
गौतम बुद्ध नगर

के०के० शर्मा  
निबंधक लिपिक



where is basis Numbered as **Industrial Plot No.- 243 Sector-, Ecotech-XI ,Area 1000 Sqm.** situated within the Greater Noida Industrial Development Area, District- Gautam Budha Nagar contained by all measurement **Area 1000 sqm.** be the same a little more, or less, and, bounded

ON THE NORTH BY  
ON THE SOUTH BY  
ON THE EAST BY  
ON THE WEST BY

**AS PER LEASE PLAN ATTACHED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and which said plot is more clearly delineated and shown in the attached plan there in marked in red (hereinafter referred to as "the demised premises") with their appurtenances to the Lessee to the term of 90 years commencing from the date of execution of this lease deed except and always reserving to the Lessor full rights and title to all mines and minerals in and under the demised premises or any part thereof, Yielding and paying there for yearly lease rent in advance during the said term unto the lessor on the 15 day of **December , 2020** in each year at the rate of **2.5%** of the total premium during the first ten years. The lessee shall pay lease rent unto the lessor at its office or as otherwise directed lease rent in advance on yearly basis.

The Lessee paid Yearly Lease Rent **Rs 2,69,750/- (Rs. Two Lakh Sixty Nine Thousand, Seven Hundred Fifty Only)** to the Lessor to the term of 90 years commencing from the date of execution of this lease deed.

**II AND THE LESSEE DO THE HEREBY DECALRE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWS:**

(a) The lessee paid to the lessor the premium of **Rs 1,07,90,000/- (Rs. One Crore Seven Lakh Ninty Thousand Only)** including **5% Discount of Rs.4,85,550/- ( Four Lakh Eighty Five Thousand Five Hundred Fifty Only)** by the Lessee (the receipt whereof the lessor both hereby acknowledges)

(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.

(c) If Lessee makes default in payment of premium and interest for two consecutive installments the Lessor shall have a right to determine the Lease and to resume possession.

**III AND IT IS HEREBY AGREED AND DECLARE BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:**

(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 whatsoever or permit the same to be used for any purpose other than the **Engineering work** without the consent in writing of the lessor. The written request of the lessee shall be disposed off within a reasonable period.

(2) 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 by the



Rajpal Singh  
Manager (Industry)  
GNIDA




To SBI for CC facilities



Lessor on the Lessee or the occupier in respect of the demised premises or the building to be erected thereon.

(3) That the Lessee will pay unto the Lessor the said rent on the days in the manner here in before appointed for payment thereof.

(4) After getting the building plan approved from the lessor within six months from the date of possession as per Building Regulations of the lessor and rules and directions issued under the U.P. Act No.6 of 1976, the lessee shall construct building on the demised premises. The lessee shall complete the construction of factory building and make the unit functional within a period of **24 months from the date of Execution of Lease Deed** or within such extended time as may be allowed by the competent authorities of GNIDA in writing on the request of the lessee. The lessee shall obtain completion certificate from lessor within due period.

(5)(a) The lessee shall be bound by the provisions of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) and rules and regulations framed and directions issued there under from time to time.

(b) The lessee shall ensure that the industrial effluents discharged by their unit shall meet the standards laid down by Central or State Govt. to control the pollution and the lessee shall be governed by the State or the Central enactment on the subject.

(c) The lessee shall comply with the rules, regulations and directions issued by the Central/State Pollution Control Board from time to time.

(6) The lessee shall keep the factory building in good and substantial condition and shall permit the lessor and its agents to enter upon the demised premises to view the condition of the building and its appurtenances and give notice in writing to the lessee of any defects and want of repair. The lessee shall within three calendar months after receipt of such notice repair the building accordingly.

(7) (a) 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 said plot to the satisfaction of the Lessor.

(b) The lessee shall keep the building material/wastes covered from public view.

(8) That the lessee shall not employ any process in the manufacture of item approved by the lessor which may cause environmental hazard, viz. atmospheric pollution, effluent, discharge, or in any form whatever. If in the opinion of the lessor there is any environmental hazard as stated here in before on account of any activity being carried out in the demised premises, the lessor shall have the right to force the lessee to cease the activity and take suitable measures as the lessor may deem fit.

(9) (i) That the lessee, may transfer, relinquish, mortgage or assign its interest in the demised premises or the building constructed thereon or both provided that no transfer shall be allowed/permitted in respect of a unit where a functional certificate has not been obtained.

A  
Rajpal Singh  
Manager (Industry)  
GNIDA

For Market Research  
Rajpal Singh  
Partner  




To SBI for CC facilities



For Market Branch LLP  
Partner

Provided also that the lessee may with the previous permission in writing of the lessor (whose decision shall be binding on the lessee and which permission shall not be unreasonably withheld) relinquish, mortgage or assign its interest in the demised premises or the building constructed thereon or both;

Provided further that prior permission as aforesaid shall be necessary in the event of mortgage in favour of whether of the Government of Uttar Pradesh or Industrial Financial Corporation of India Ltd. or in favour of Uttar Pradesh Financial Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India or any Scheduled Bank, Pradeshiya Industrial and Investment Corporation of U.P.

(ii) Every transfer, assignment, relinquishment, mortgage or subletting as referred to above shall be subject to and the beneficiary thereof shall be bound by all the covenants and conditions contained in this deed and be answerable to the lessor in all respect in the same manner as the original lessee.

(10) (a) Whenever the title of the Lessee in the demised premises is transferred in any manner whatsoever the transferor and the transferee shall within one month 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 titles 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 devolves as the case may be shall supply to the Lessor certified copies or the documents evidencing the transfer or devolution.

(d) If there shall be any breach of clause (a) or (b) or (c) above and the breach is not remedied within a reasonable time even after a written notice to this effect, the Lessor may determine this lease.

(11) If the lessee commits any act or omission on the demised premises resulting in nuisance, it shall be lawful for the lessor to ask the lessee to remove the nuisance within a reasonable period failing which lessor shall itself get the nuisance removed at lessee's cost and, damages charged from the lessee during the period of subsistence of nuisance.

(12) That the Lessee shall have no 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 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.

(13) (a) That the Lessee shall keep the Lessor indemnified against all claims for damages which may be caused to any adjoining building or other premises in consequence of the execution of any work.

(b) The damages under sub clause (a) above shall be assessed by the Lessor.

  
Rajpal Singh  
Manager (Industry)  
GNIDA

For Market Reach LLP

  
Partner





To SBI for CC facilities



For Market Branch LLP

Partner

(14) That the lessee shall endeavor to employ the dependents/wards of farmers whose land has been acquired by the lessor to the extent it is feasible and dependents/wards have skills and capabilities as required by the Lessee.

(15) That the Lessee being a registered Partnership firm declares, and undertake 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 jeopardize the rights and interests of the Lessor in matter of his Lease, nor shall its constitution be altered. Provided that any change in constitution shall be intimated to the Lessor within 90 days of such change.

OR

In case of Lessee, being a sole proprietorship concern, a change is effected in the constitution thereof in any manner, then in such an event the Lessee shall inform the Lessor in writing within 90 days of such a change.

OR

If the Lessee, being a company, makes or attempts to make any alterations whatsoever in the provisions of its Memorandum and Articles of Association or capital structure it shall inform the lessor accordingly and the Lessee hereby undertakes to get the prescribed particulars of the change registered with the Registrar of Companies under Companies Act, 1956, within the stipulated period.

The Lessor may require the successor in interest of the Lessee to abide by and faithfully carry out the terms, conditions, stipulation, provisions and agreements herein contained.

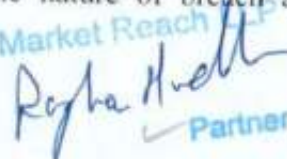
Provided that the right to determine this deed for breach of the condition contained in this clause shall not be exercised if the industry on the demised premises has been financed by the Government of Uttar Pradesh or the Industrial Finance Corporation of India Ltd. or The Industrial Credit and Investment Corporation of India Ltd. or the U.P. Financial Corporation or Pradeshia Industrial and Investment Corporation of Uttar Pradesh Ltd. or Industrial Development Bank of India or any Scheduled Bank (including State Bank of India) and the said financing body or assign the mortgaged assets in exercise or right 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 without 30 days prior notice to such financing body.

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

(A) Upon the happening of any one or more of the under mentioned contingencies;

(a) If the lessee or any other person(s) claiming through or under such lessee commits breach of any of the covenants or conditions contained in this Deed and such breach is not remedied following receipt of a written notice from the lessor specifying the nature of breach and providing the lessee reasonable opportunity to remedy the-breach;

 Rajpat Singh  
Manager (Industry)  
GNIDA

For Market Reach  
  
Partner





To SBI for CC facilities



For Market Branch L.F.  
Pahar

PLOT NO:- 243

95  
15

PLOT NO. 223, 224

PLOT NO. 244



PLOT NO. 242

24.00M. WIDE ROAD

AREA = 1000.00 sqm

Rajpal Singh  
Manager (Industry)  
GNIDA

25/11/2020

NOTE: DEVELOPMENT WORK IS IN PROGRESS. LEASE PLAN OF THE SECTOR IS BEING PREPARED ON URGENT DEMAND. AREA OF PLOT MAY INCREASE OR DECREASE AFTER COMPLETION OF SITE DEVELOPMENT. POSSESSION OF PLOT AT SITE WILL BE GIVEN AFTER COMPLETION OF DEVELOPMENT WORK.

SIGN  
POSSESSION TAKEN  
OVER ALLOTTEE

*Recd  
Sharma  
25/11/2020*

SIGN  
POSSESSION  
HANDED OVER



LEASE PLAN FOR  
PLOT NO. 243  
FOR SECTOR  
ECOTECH- XI  
GREATER NOIDA

PROJ. DEPTT.

*[Signature]*  
ASSTT. MANAGER

*[Signature]*  
MANAGER

*[Signature]*  
SR. MANAGER

LAND DEPTT.

*[Signature]*  
LEHM PAL

*[Signature]*  
HAYAB TANSHEL DAB

*[Signature]*  
TANSHEL DAB

LAW DEPTT.

*[Signature]*  
ASSTT. MANAGER

*[Signature]*  
MANAGER

PLNG. DEPTT.

*[Signature]*  
SR. DRAFTSMAN

*[Signature]*  
SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY



To SBI for CC facilities



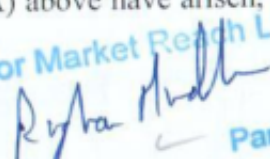

- (b) If the lessee or any other person(s) claiming through or under such lessee fails and/or neglects to observe punctuality and/or perform any of their/its/his/her obligations stipulated under this Deed;
- (c) If the lessee or any other person(s) claiming through or under such lessee whether actually or purportedly transfers, creates, alienates, extinguishes, relinquishes, mortgages or assigns the whole or any part of his right, title or interest whether in whole or any part thereof, except in the manner stipulated in this Lease Deed;
- (d) If the lessee fails to commence and also complete the construction of the building upon the demised premises in accordance with and within the time schedule provided for the said purpose in Clause III(4);
- (e) If the lessee does not, for any reason whatsoever, put to use the demised premises with building within the time and the manner prescribed by the lessor, even after the service of a notice for the same;
- (f) If the lessor falls into arrears of the premium to the extent of two installments of premium or rent or interest thereon or any part thereof,
- (g) If the lessee is adjudged insolvent under any law by any Court of Law;
- (h) If the lease is determined by the Lessor in the manner specified in this Deed;
- (i) In the event of discovery of the fact that the lessee has furnished false and/or incorrect information/fact or concealed relevant and/or material information/facts and obtained allotment as a result thereof;
- (j) In the event of non observance /non compliance of any of the terms stipulated in clause III of this deed.

It shall be lawful for the lessor without prejudice to any other legal rights or remedies available under the law, to re-enter the demised premises or any part thereof and thereafter this lease shall stand determined AND an amount equivalent to 20% of the total premium, or such other %age which may be prescribed from time to time, and interest at the rate prescribed in the allotment letter from the date of allotment on the total unpaid premium till the date of cancellation of allotment, shall also stand forfeited. The balance, if any, shall be refunded to the Lessee without any interest. In the event, the amount deposited till date of such forfeiture is less than the amount to be forfeited, the lessor shall have the right to recover such balance along with interest @ 17% compounded at every six months, from the lessee as arrears of land revenue.

Provided that the entire amount deposited by the lessee shall be forfeited by the lessor if the lease is determined on the ground mentioned in sub clause (i).

(B) Whether or not any of the contingencies referred to in sub-clause (A) above have arisen, the decision of the lessor shall be conclusive and binding on the lessee.

  
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(C) In the event of determination of this Lease and, subject to the lessee paying/clearing all dues, premium, rent and interest thereon AND all the municipal taxes and/or assessments AND all damages accruing or accrued in favour of the lessor and after obtaining a no objection from the lessor, the lessee would be entitled to remove and appropriate to themselves all building, erections, structures, other machinery or movables within a period of 3 months or such other period which may be prescribed for such purpose by the lessor from time to time. Any failure on the part of the lessee to do the aforesaid, shall result in vesting of all such material, movable, building, erections, machinery in the lessor and in such an event the lessee shall then have no right to claim for refund/compensation or damages in respect of such property.

(2) That the Chief Executive Officer of the Lessor or any person or persons authorized 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) (a) 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 any other account whatsoever shall on the certificate of the Lessor which shall be final, conclusive and binding on the Lessee be recoverable as arrears of land revenue.

(b) That the lessor shall have first charge upon the demised premises for the amount of unpaid lease rent and interest thereon and other dues of Authority.

(4) That any relaxation, concession or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the legal right of the Lessor.

(5) The entire legal expenses of execution of the lease deed including stamp duty and registration charges shall be borne by the lessee.

(6)(i) 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 made there under shall be deemed to duly served as provided under section 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) 1974 (U.P. Act No. 30 of 1974);

(ii) 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 at Gautam Budh Nagar where the property is situated or the High Court of Judicature At Allahabad.

(iii) If the lessee does not abide by the terms and conditions and building rules or any other rules and regulations framed by the Authority, the lease may be cancelled by the lessor and the

  
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