

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301



Location : 9/A-025

M/S JKM MOTORS PVT.LTD.
A-25, SECTOR-9, NOIDA

No. 4048
Dated : 03-Jun-2008 4/4/08
Regn.Id. 40000278

Dear Sir/ Madam,

Please refer to your application dated 30.5.2008 regarding issue of Functional Certificate in respect of plot/shed No. 9/A-025

We are pleased to inform you that your case has been considered as functional w.e.f. 22/12/2006 on the basis of documentary evidence filed by you. It is also certified

that the following Directors / Partners/ or sole proprietors in the firm

M/s JKM MOTORS PVT.LTD.

in plot/ shed no 9/A-025

as per our record as on date:-

1	RAJ KUMAR SALUJA	DIR./S.HOLDER	33.34%
2	SATISH KUMAR SALUJA	-DO-	33.33%
3	YOGESH KUMAR SALUJA	-DO-	33.33%

You may contact this office for any assistance which you may require from time to time regarding the continuous production activity on the aforementioned plot/shed.


Manager/ Dy. Manager/ O.S. (Ind.)



Industrial Department

Location : 9/A-025

No

Run Date 10/03/2006

Regn.Id. 40000278

TRANSFER MEMORANDUM

Shri/Smt/M/s. ANKHUA EXPORTS PVT.LTD.

2/20, ANSARI ROAD, DARYA GANJ, DELHI-2

ALLOTTED/transferred Industrial plot/ No. 9/A-025

has applied for transfer of plot/shed 9/A-025 in favour of

JKM MOTORS PVT.LTD.

B-33, LAJPAT NAGAR-II, NEW DELHI-24

Accordingly, the permission for transfer is being granted subject to the following terms and conditions :

1. The transfer charges are applicable @ Rs810per sqmt. amounting to Rs648000
2. The lease rent will remain unchanged.
3. Any other dues/arrears shall be recovered from the transferee subject to interest applicable at the time to recovery of dues. In case of default in payment present rate of interest is 15% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.
4. The transferee shall come into commercial production within one years from the date of transfer memorandum. In case of breach of terms and conditions, the Lease/Transfer deed will be cancelled/ revoked and the possession shall be resumed by the Authority.
5. The transferee shall be bound by the terms and conditions of Lease Deed executed between the Lessee and NOIDA on 01/12/1987 subject to the changes mentioned in the transfer Memorandum and otherwise, from time to time.
6. The transferee automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/lease deed.
7. The transferee shall be running the project of
" AUTOMOBILE SERVICE STATION "
The transferee shall be liable to fulfil various requirement laid down by the U.P. Pollution Control Board before implementation of the project. However, if any change/addition in the project is required that the same shall be considered as per rules and regulation of the Authority and shall be implemented only after the prior approval of such changes from the Authority. Any change of project without prior written approval of the Authority shall be considered a violation of terms and transfer/Lease/transfer Deed and shall invite necessary action for cancellation/revocation of lease/tr. deed.
8. The transferee shall not rent-out/sublet the premises(Party/fully) without prior permission of the Authority.
9. The Transferee shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms conditions framed by Noida in this regard from time to time.
10. In case transferor is a banafide lessee then he shall execute transfer deed with the transferee and a certified copy of the same shall be submitted to the AUTHORITY after the registration of the same

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

with the Sub-Registrar, NOIDA. This condition would be compiled within 90 days from the date of this transfer Memorandum. The transfer Memorandum shall be the part of transfer deed executed between transferor and transferee. In case delay in execution of transfer deed penalty for delayed period shall be charge @ Rs. 50/- per day upto plot area of 200 sq.mtr., Rs. 100/- per sq.mtr. of plot area upto 800 sq.mtr. Rs. 200/- per day for plot area above 800 sq.mtrs.

11. The transfer is for the balance period of 90 years w.e.f. date of allotment.
12. In case property is being transferred by UPFC, NOIDA (U/S-29) necessary legal document shall be executed by UPFC NOIDA and certified copy of the same shall be submitted to this office within 60 days from issue of this Transfer Memorandum.
13. If the transferee/transferor does not abide by the term condition of allotment/Lease and building regulation and directions or any other rules framed by the Authority, the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
14. Transferee will not implement the project before execution of transfer deed.
15. That the Transferee shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of NOIDA area.
16. Transfer is approved subject to submission of No objection Certificate from A.O. (IAA), NOIDA or /PE (JAL) NOIDA.
17. The transferee shall be bound by the terms of allotment/lease deed/transfer deed/as they stand amended from time to time and shall also be bound by all the rules and regulation framed by the Authority in this regard.
18. The transferee shall be governed by provisions of U.P Industrial Area Development Act, 1976.
19. Transferee may mortgage the property to any financial Institution including banks without the permission from the Authority provided full payment towards premium, int'l. thereon one time lease rent has been paid.
20. In the event of any dispute legal jurisdiction shall be district Court of Gautam Budh Nagar and Hon'ble High Court of Allahabad.
21. It shall be exclusive responsibility and liability of the transferee to indemnify Noida against all claims and damages made by any Financial/Institutional/Bank/U.P.S.E.B/Trade tax Deptt/Noida (Ind. Area Accounts & Jal Deptt.)/Directorate of Industries. U.P and or by any of the earlier lessee/transferor/transferee and all claims and damages arising out of the above would be settled directly at his own risk, cost and responsibility.
22. If there is any revision in the rate this will be applicable on the transferee.

Manager/Dy. Manager (Ind.) / O.S

COPY TO:-

1. Transferor ANKHUA EXPORTS PVT. LTD.
- ✓ 2. Transferee JKM MOTORS PVT. LTD.
3. A.O (IAA), NOIDA
4. Regional Manager UPFC NOIDA
5. GM DIC Gautam Budh Nagar
6. A.O (Revenue -Jal), NOIDA

Manager/Dy. Manager (Ind.) / O.S

नवीन ओखला औद्योगिक विकास प्राधिकरण

(औद्योगिक लेखा अनुभाग)

Provisional	☒
On Allottees Request	☒

पत्र सं० नौएडा/ले.अ. (औ.) लेखा/2005/1768

JKM Motors Pvt Ltd (Bkr Transfer Memorandum)

A-25/9

दिनांक 14.03.2006

Noida

1. भूखण्ड सं 25

2. ब्लॉक सं A

3. सेक्टर 9

आपके पत्र सं० दिनांक 14.6.07 के संदर्भ में मैसर्स/श्री/श्रीमती JKM Motors Pvt Ltd लेखा विवरण पत्रावली में प्राप्त सूचना/रिकार्ड के अनुसार निम्नलिखित है।

- | | | |
|------------------|-----------------------|---------------|
| 1. किस्तें देय | 31-12-06 तक | रु० Full Paid |
| 2. ब्याज देय | 31-12-06 तक | रु० Full Paid |
| 3. भू-भाटक/ब्याज | One time (Settlement) | रु० Paid |
| 4. प्राप्त राशि | — तक | रु० — |

बैंक के अनुसार जमा किया गया जिसका सत्यापन बैंक से प्राप्त चालान/Statement से मिलान के पश्चात मान्य होगा।

कुल शेष (यदि कोई है) Nil

1. Restoration शुल्क/हस्तांतरण शुल्क/समय वृद्धि शुल्क (यदि औद्योगिक विकास विभाग के अनुसार देय है) तो आबंटी से प्राप्त किया जायेगा।

2. लेखा-विवरण आबंटी के प्रार्थना-पत्र व रिकार्ड के आधार पर निर्गमित किया गया है।

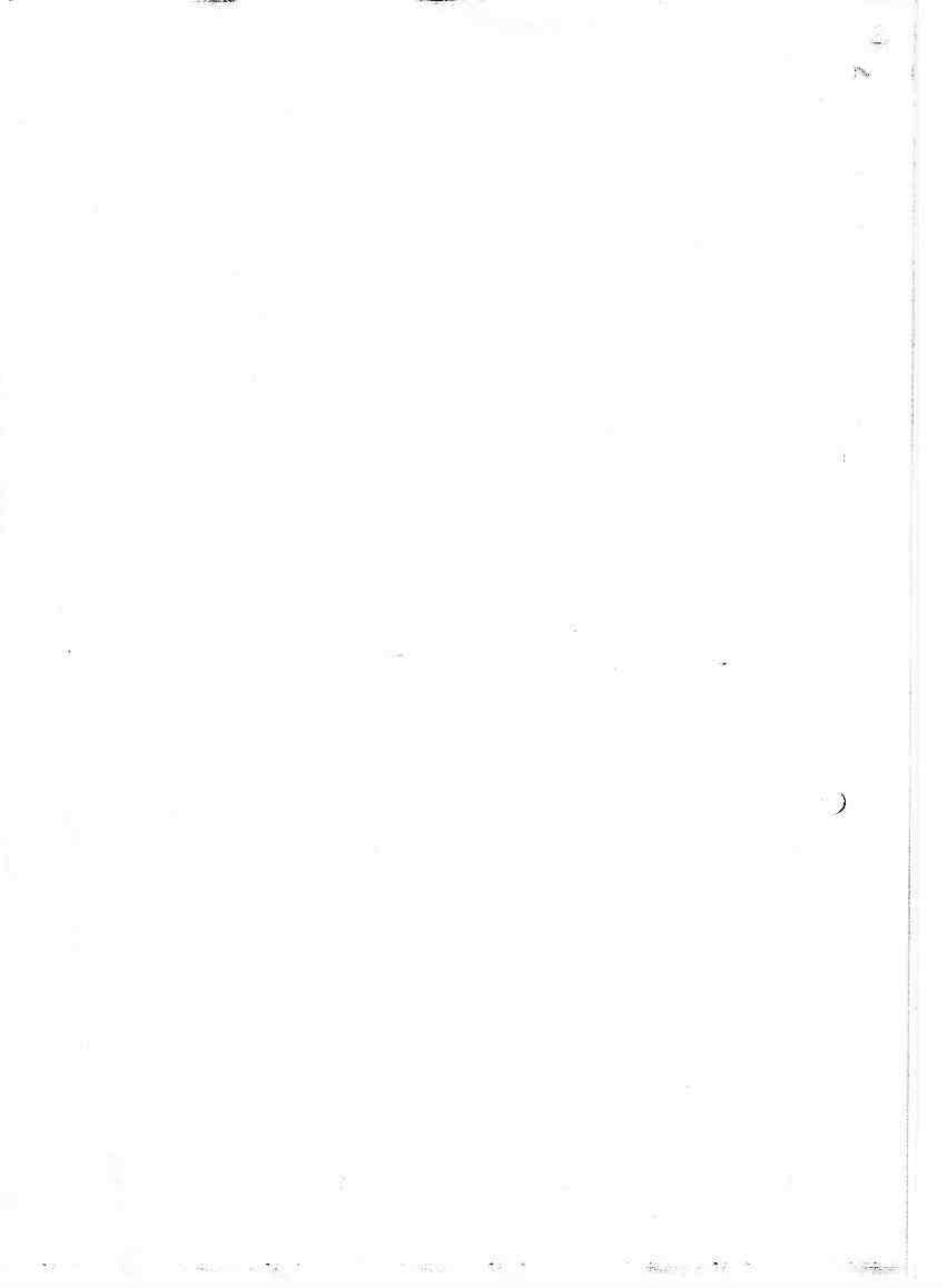
3. पूर्ण भुगतान के मामलों में विवरण के आधार मान्य होगा।

नोट: उपरोक्त लेखा विवरण उस स्थिति में वैध नहीं होगा जहाँ भूखण्ड निरस्त अथवा प्रक्रिया के अधीन है।

सहायक लेखाकार (औ.ले.)

लेखाकार (औ.ले.)

लेखाधिकारी (औ.)



भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

C 127957

POSSESSION CERTIFICATE

I, SATISH CHAND JAIN S/O SHRI PREM CHAND JAIN R/O 5A, BELA ROAD, CIVIL LINES, DELHI, have handed over the physical and vacant, peaceful legal possession of Industrial Property No A-25, SECTOR-9, NOIDA Distt. Gautam Budh Nagar (U.P.), DULY ALLOTTED BY THE NOIDA AUTHORITY to the buyer M/s J K M MOTORS PVT LTD THROUGH ITS DIRECTOR SHRI RAJ KUMAR SALUJA S/O LATE SHRI L R SALUJA R/O II-B-33, LAJPAT NAGAR NEW DELHI, in terms of Agreement to Sell Dt. _____ I am left with no right or interest in the said property in future.

IN WITNESSES WHEREOF, both the parties have signed this POSSESSION CERTIFICATE, at NOIDA on this 03 day of MARCH 2006 in the presence of the following witnesses:-
For Ankha Exports (P) Ltd.

WITNESSES

1. [Signature]
Hareem Kumar for
80 B.T. 10. J-4
A-600/19

POSSESSION HANDED OVER Director

2. [Signature]
YATISH BHANDARI
S/O. SHRI B.D.S. BHANDARI
HOUSE NO. S-492
SCHOOL BLOCK
SHAKARPUR
DELHI - 1100272.

POSSESSION TAKEN OVER

1-3 March 2006

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उत्तर प्रदेश UTTAR PRADESH



TRANSFER DEED CUM SALE DEED

Total sale Consideration	: Rs. 1,15,00,000/-
Stamp Duty on this Transfer deed	: Rs. 9,20,000/- ✓
Total plot area	: 800 Sq. Mtrs
Covered area of First Floor (R.C.C.)	: 1043.00 Sq. Mtrs
Circle Rate (Per. Sq. Mtrs)	: Rs. 7,200/- (land)
Circle Rate of R.C.C. (Per. Sq. Mtrs)	: Rs. 5,500/- (Construction)

This TRANSFER DEED CUM SALE DEED is made and executed at NOIDA on this 30th day of MARCH 2006, between M/s ANKHUA EXPORTS PVT. LTD., through its Director SHRI SATISH CHAND JAIN son of SHRI PREM CHAND JAIN resident of 5A, BELA ROAD, CIVIL LINES NEW DELHI-110054 of the one part, hereinafter called the TRANSFEROR.

For Ankhuva Exports (P) Ltd

Director

J. JKM Motors Pvt. L
Director

सं. 717 रूपरेखा
 29 MAR 2006
 स्थिति
 किया गया
 कोषाध्यक्ष/नियंत्रक कुल मन्त्र

J. K. M. Motors Pvt. Ltd.

New - Delhi

Thru Director Raj Kumar Saluja

TD 1,500,000.

नियन्त्रक शुल्क 5000/- प्रति शुल्क 4000/-

लेन 5000/- देन 20000/-

श्री सतीश चंद्र बंस

राजस्थान सरकार

निवासी 54 बेलारोड सिविल लाइन 10

ने यह लेन

ज III

तहसील दा

आज

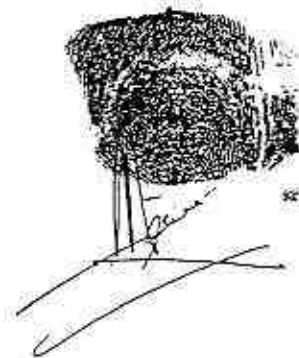
दिनांक 3/4/06

2 3

बजे दिन के

...

रजि. III नोएडा 3/4/06



लेखक का निवास नं. व संपर्क नं. 1,500,000/-

पापन कर की स्वीकृति यह लेन नैतिकता के साथ ही

की जायज सहायता के लिए 5000/-

ने स्वीकार किया

श्री 5000/-

...

दिनांक 3/4/06

व श्री 5000/-

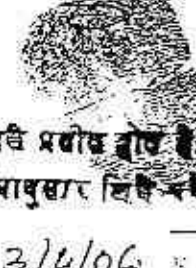
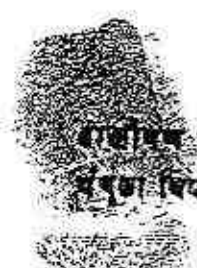
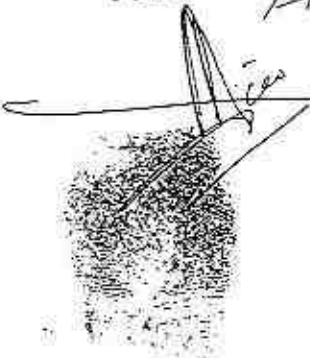
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निवासी 5/4/06

ने का

3/4/06

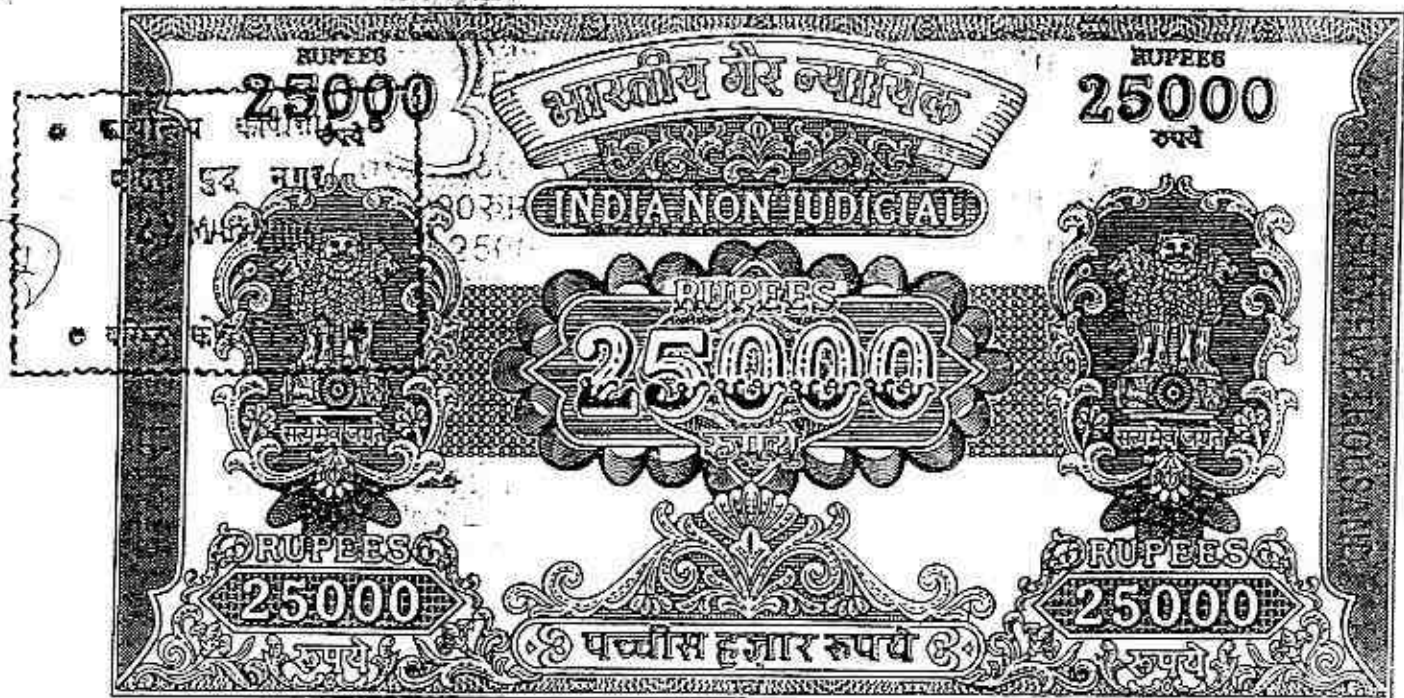
रजि. III नोएडा



राजस्थान राज्य प्रशासनिक सेवा विभाग

सहायक निदेशक (आवृत्ति) विभाग

3/4/06



उत्तर प्रदेश UTTAR PRADESH

116424

(2)

AND

M/s J.K.M. MOTORS PVT. LTD., through its Managing Director SHRI RAJ KUMAR SALUJA son of SHRI LEELA RAM SALUJA resident of II-B-33, LAJPAT NAGAR, NEW DELHI of the second part, hereinafter called the TRANSFEREE.

(The expression and words of the Transferor and the Transferee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

For Ankhu Exports (P) Ltd.

Director

For JKM Motors Pvt. L
Director

29 MAR 2015

स्थाप... ७११... १७

दिया गया है

कोशाचक्षुः/गीतप्र युद्ध नगर



[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

116425

(3)

Whereas M/s International Heat Treating Pvt. Ltd. were the allottee of Industrial Plot No. A-25, Sector-9, NOIDA District Gautam Budh Nagar-U.P. Total plot area measuring 800 sq. mtrs duly allotted by the Noida Authority.

And WHEREAS the LEASE DEED of the said Industrial Plot has been executed by NOIDA AUTHORITY in favour of allottee aforesaid and the same was duly registered in the office of Sub-Registrar, NOIDA, vide book No.I, volume No. 542 / 541 on pages 11 / 143 to 162 as document No. 3665 and Musanna No. 3666 dated 07.12.1987.

For Ankhua Exports (P) Ltd.

Director

Motors Pvt. L

Director

मं. नं. ११७७... स्थापने...
 29 MAR 2066
 स्थापन... ११७७...
 दिनांक...
 ...





उत्तर प्रदेश UTTAR PRADESH

116426

(4)

And whereas M/s International Heat Treating Pvt. Ltd., has transferred the said Industrial Property in favour of M/s MITTAL INSULATING PVT LTD., and subsequently a Transfer Deed has been registered in the office of Sub-Registrar NOIDA in book NO. I, Volume No. 543 on pages 172 / 177 as Document No. 3915 and Musanna No. 3916 dated 30.12.1987

And whereas M/s MITTAL INSULATING PVT LTD. has further transferred the said industrial property in favour of M/s ANKHUA EXPORTS PVT. LTD., (Transferor aforesaid) and subsequently a Transfer Deed has been registered in the office of Sub-Registrar NOIDA in book No. I, Volume No. 2/105 on pages 316 / 907 to 930 as Document No. 972 and Musanna No. 973 dated 16.03.1996.

For Ankhuva Exports (P) Ltd.

[Signature]
Director

For JKM Motors Pvt. Ltd.
[Signature]
Director



नं. ११७७ स्वये ११७७
29 MAR 2006
राम... ने ११७७
दिया गया/ ११७७
कोषाध्यक्ष/निदेशक युवा मंत्रालय



११७७



उत्तर प्रदेश UTTAR PRADESH

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(5)

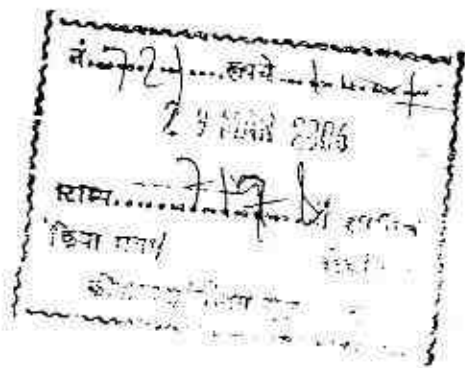
Whereas the Transferor aforesaid is the lessee, owner and in possession of INDUSTRIAL PLOT BERARING No. 25 BLOCK-A, SECTOR-IX, NOIDA, DISTT. GAUTAM BUDH NAGAR, (U.P.) AREA MEASURING 800.00 SQ. MTRS having its total Covered area 1043.00 sq. mtrs duly Transferred by the NOIDA AUTHORITY, (hereinafter referred to as PROPERTY) and which is bounded as under: -

For Ankhua Exports (P) Ltd.

Director

for IKM Motors Pvt. Ltd.
Director







उत्तर प्रदेश UTTAR PRADESH

116-27

(6)

ON THE NORTH BY : Plot No. A-24, Sector-IX, NOIDA
 ON THE SOUTH BY : Plot No. A-26, Sector-IX, NOIDA
 ON THE EAST BY : Plot No. A-08, Sector-IX, NOIDA
 ON THE WEST BY : 12.0 mtrs Wide Road

And whereas the TRANSFEROR aforesaid has obtained the permission to transfer, the above-said Industrial Property in favour of the TRANSFEREE, from the NOIDA AUTHORITY vide their Transfer Memorandum No. 6478 dated 10.03.2006 and REGN. ID. 40000278.

For Ankhus Exports Pvt. Ltd.

[Signature]
 Director

[Signature]
 IKM Motors Pvt. Ltd.
 Director



सं. २२४२२
 दिनांक २२/११/२०१९
 राजस्थान सरकार
 विद्युत विभाग
 जयपुर





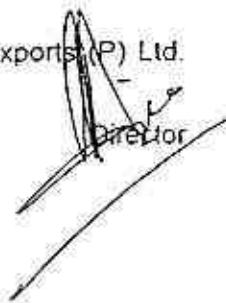
उत्तर प्रदेश UTTAR PRADESH

116429

(7)

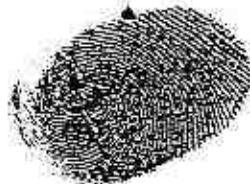
And whereas the Transferor is desirous to sell / Transfer the said property in favour of the Transferee for the total sale consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs only) and the Transferee also agreed to acquire the same for this very amount.

For Ankhua Exports (P) Ltd.


Director

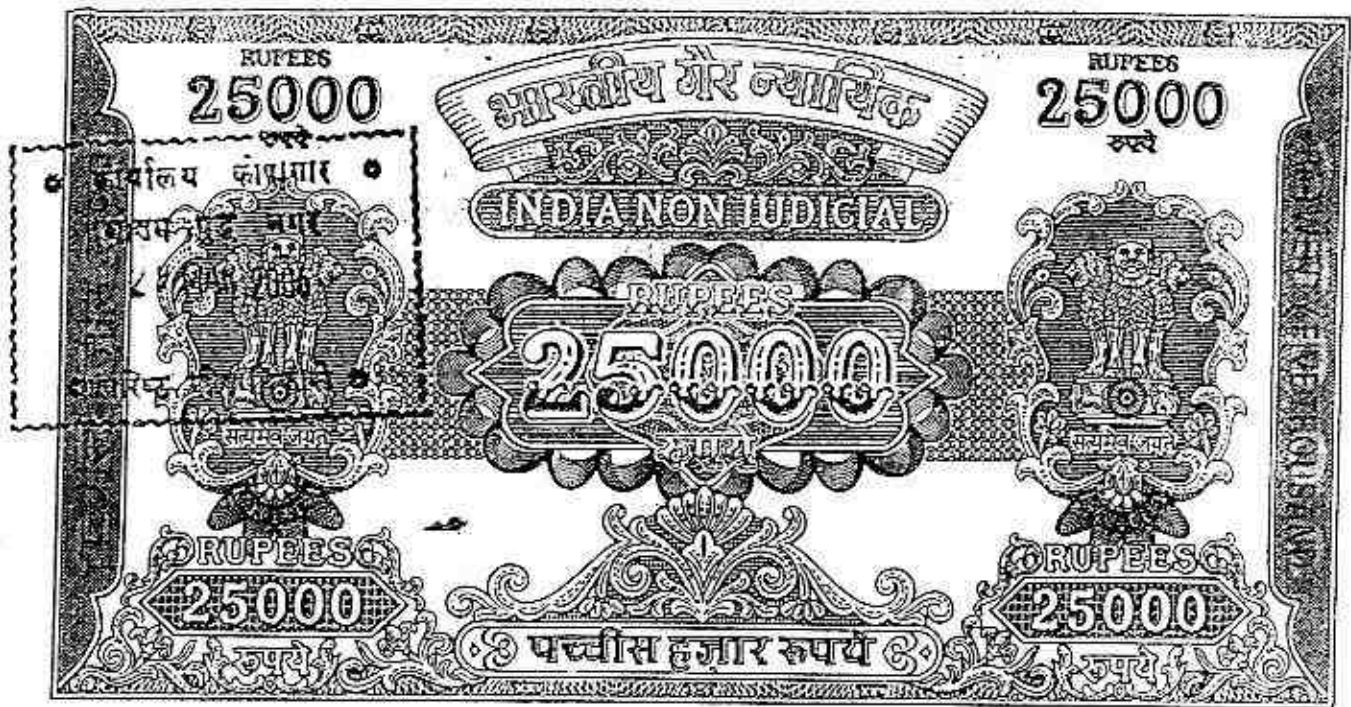
ISM Motors Pvt. Ltd.

Director



सं. 723 दिनांक 10/03/2003
 राज्य 71 दिनांक 10/03/2003
 शिक्षा विभाग रोड डिवा
 कोयला/मिशन बुद्ध जगर





उत्तर प्रदेश UTTAR PRADESH

116430

(8)

NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-

1. That the total sale consideration of the said Industrial property has been settled as Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs only) in between both the parties.
2. That the Transferor has received an amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs only) from the Transferee, as full and final payment, the receipt of which the Transferor hereby acknowledge and the payment has been made by the Transferee to the transferor in the following manner: -

For Ankusha Exports (P) Ltd.

[Signature]
Director

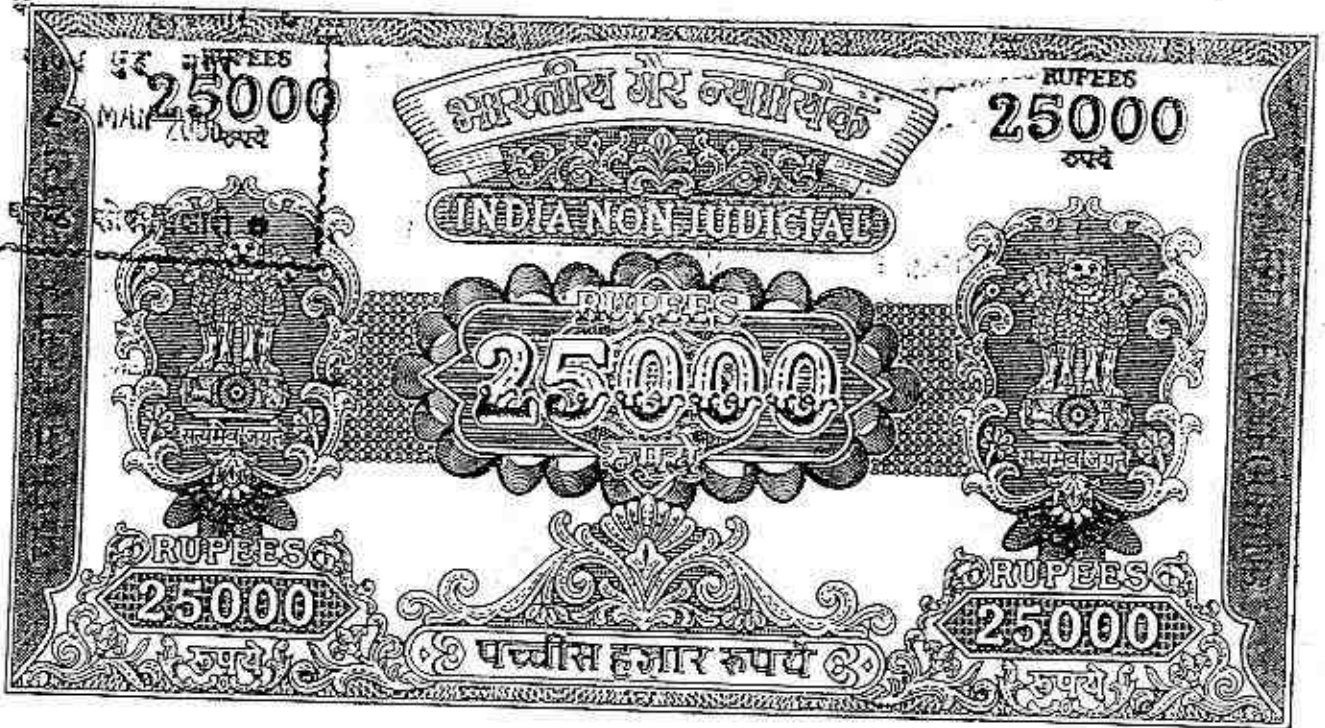
[Signature]
M. Motore Pvt. Ltd.

Director



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उत्तर प्रदेश UTTAR PRADESH

116431

(9)

MODE OF PAYMENT	DATED	AMOUNT
Vide Cheque No. 115191	27.02.2006	Rs. 50,00,000/-
Vide Cheque No. 115198	02.03.2006	Rs. 50,00,000/-
Both Drawn on ICICI BANK LTD, LAJPAT NAGAR, DELHI		
Vide D.D No. 102435	27.03.2006	Rs. 15,00,000/-
Drawn on ICICI BANK LTD LAJPAT NAGAR, NEW DELHI		

Total Rs. 1,15,00,000/-

For Ankhua Exports (P) Ltd

Director

M. Motors Pvt. Ltd.

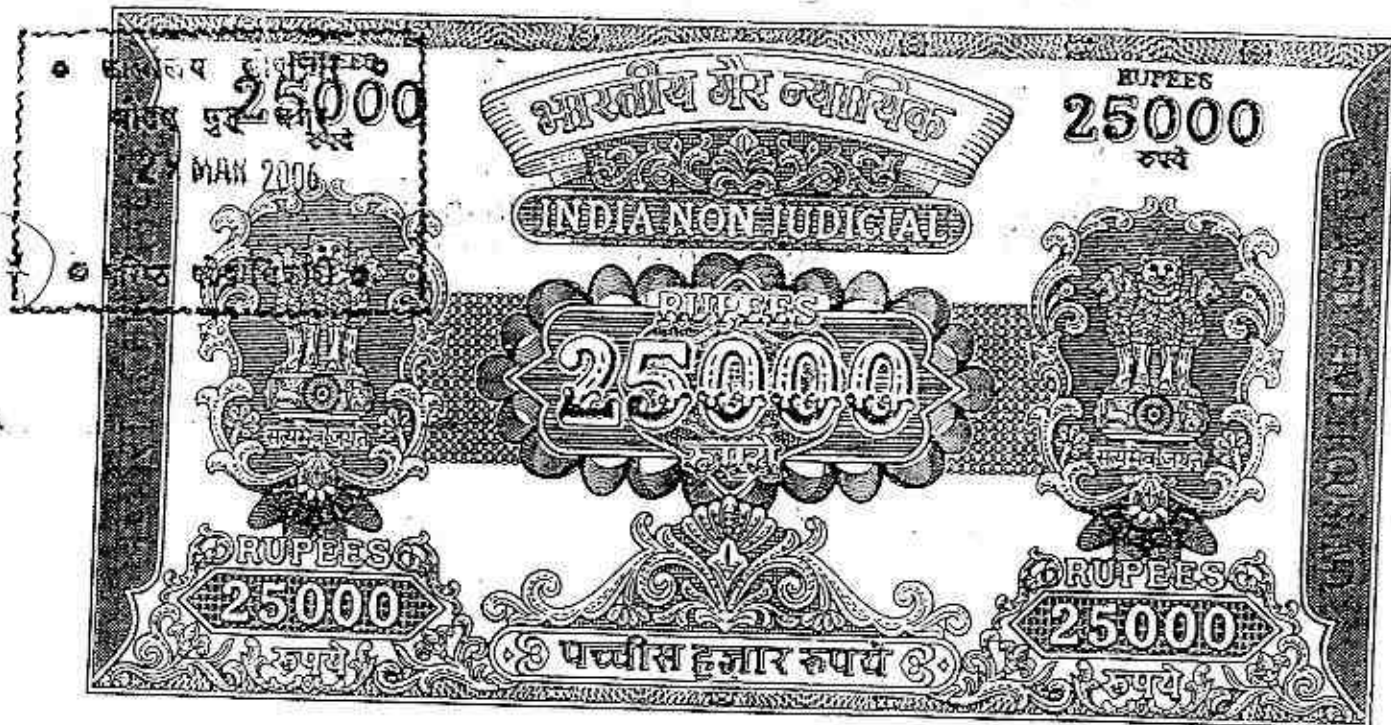
Director



सं. २२७७... रजि. सं. २२७७
29 MAY 2006
स्टांप... २२७७... में शामिल
फिया राश/ रोहिया
कोषागार/सीमा मुख नगर



२२७७७७७७
२२७७७७७७



उत्तर प्रदेश UTTAR PRADESH

116432

(10)

3. That there is no balance amount due towards the Transferee to be paid to the Transferor in respect of the said property.

For Ankhuva Exports



Director

JKM Motors Pvt. Ltd.

Director



सं. ५१७ (.....) २९ मार्च २००८
 ज्ञात..... १११.....
 किया गया रोडिंग
 फोटाग्राफ/वीडियो पुस्तक नगर





उत्तर प्रदेश UTTAR PRADESH

116433

(11)

4. That the Transferor aforesaid has assured the Transferee that the said property, is free from all sorts of encumbrances such as sale gift, lien, mortgage, attachment, exchange, loan, dispute, pledge, litigation, injunction, and decree of any court of law, if proved otherwise the transferor shall be liable and responsible for the same and the transferee shall have rights to recover the entire amount with cost and expenses from the movable and immovable properties of the transferor.

For JKM Motors Export (P) Ltd.

Director

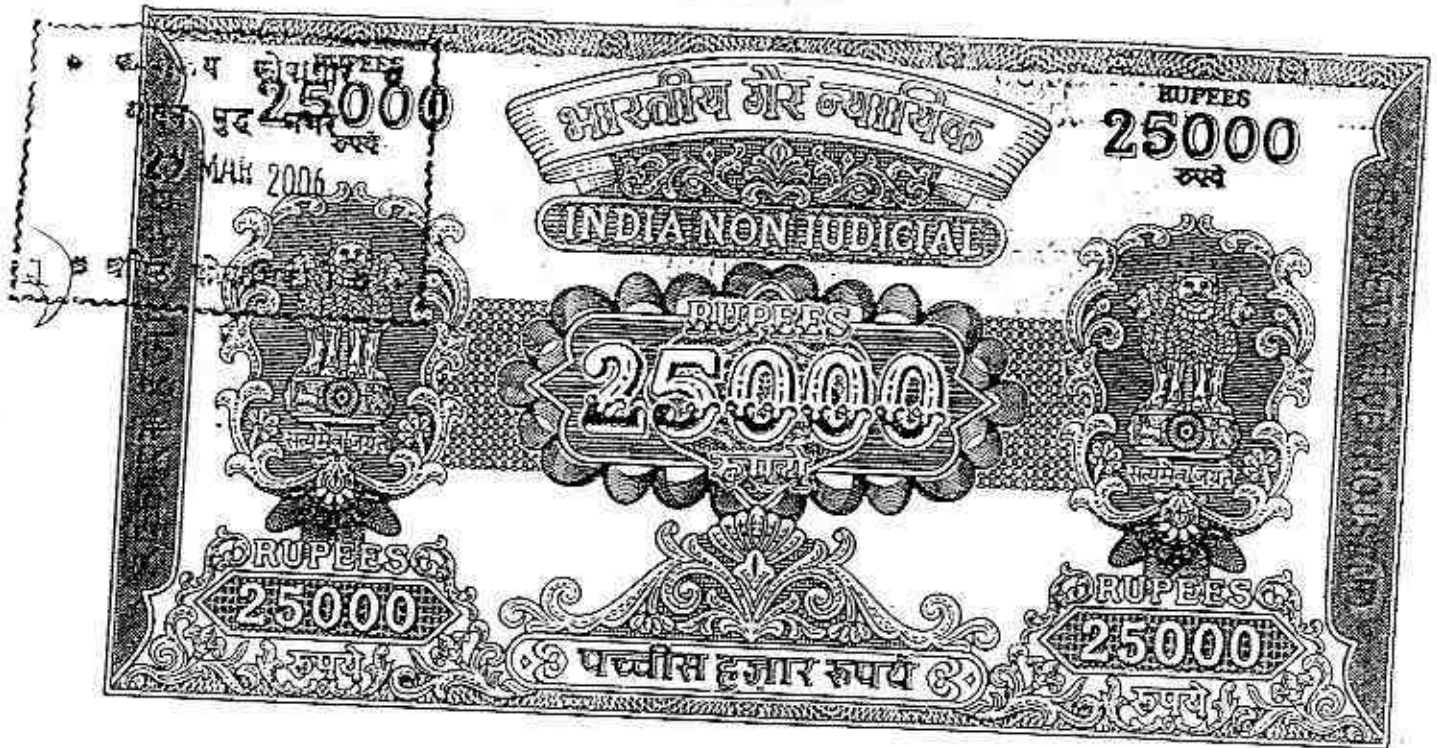
For JKM Motors Pvt. Ltd.

Director



सं. ७७.७७.७७.७७
 २५ दिनांक २००७
 राज्य. ७७.७७.७७.७७
 किसान/रोयल्टी
 फोन. ७७.७७.७७.७७





उत्तर प्रदेश UTTAR PRADESH

116434

(12)

5. That the transferor aforesaid has handed over the lawful actual, peaceful and vacant physical possession of the said property to the Transferee on the spot alongwith all the original documents.

For Ankhua Exports (P) Ltd.

Director

For JKM Motors Pvt. Ltd.

Director



मं. २४... रूपये... १५५५

29 MAR 2006

स्टाम्प... २१७... कि/शामिल

किता गाव/ रोहडिया

होपान्ना/गौतम बुद्ध नगर





उत्तर प्रदेश UTTAR PRADESH

116435

(13)

6. That the Transferee is at liberty to get his / her / their name mutated in the records of NOIDA AUTHORITY or any other concerned Authority against the said property for which the transferor has got no objection.

For Ankhuva Exports (P) Ltd.



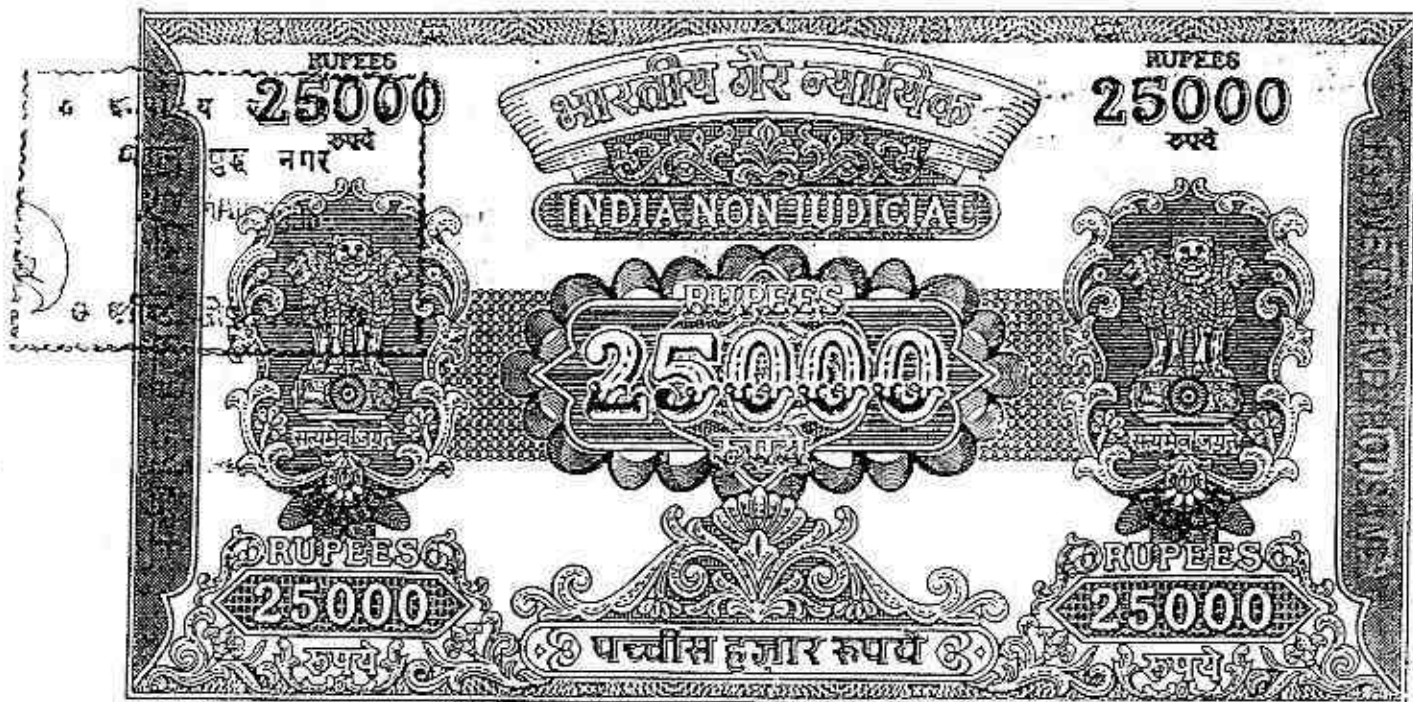
Director

For IKM Motors Pvt. Ltd.
Director



नं. ७७७... स्वये...
 29 MAR 2006
 स्तम्भ... ७७७...
 किया गया/ रोड डिवा
 कोषाध्यक्ष/निमित्त पुस्त नगर





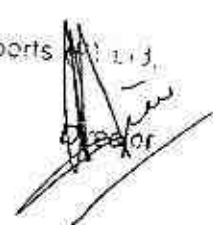
उत्तर प्रदेश UTTAR PRADESH

116436

(14)

7. That the lease rent will remain unchanged.

For Andhra Pradesh



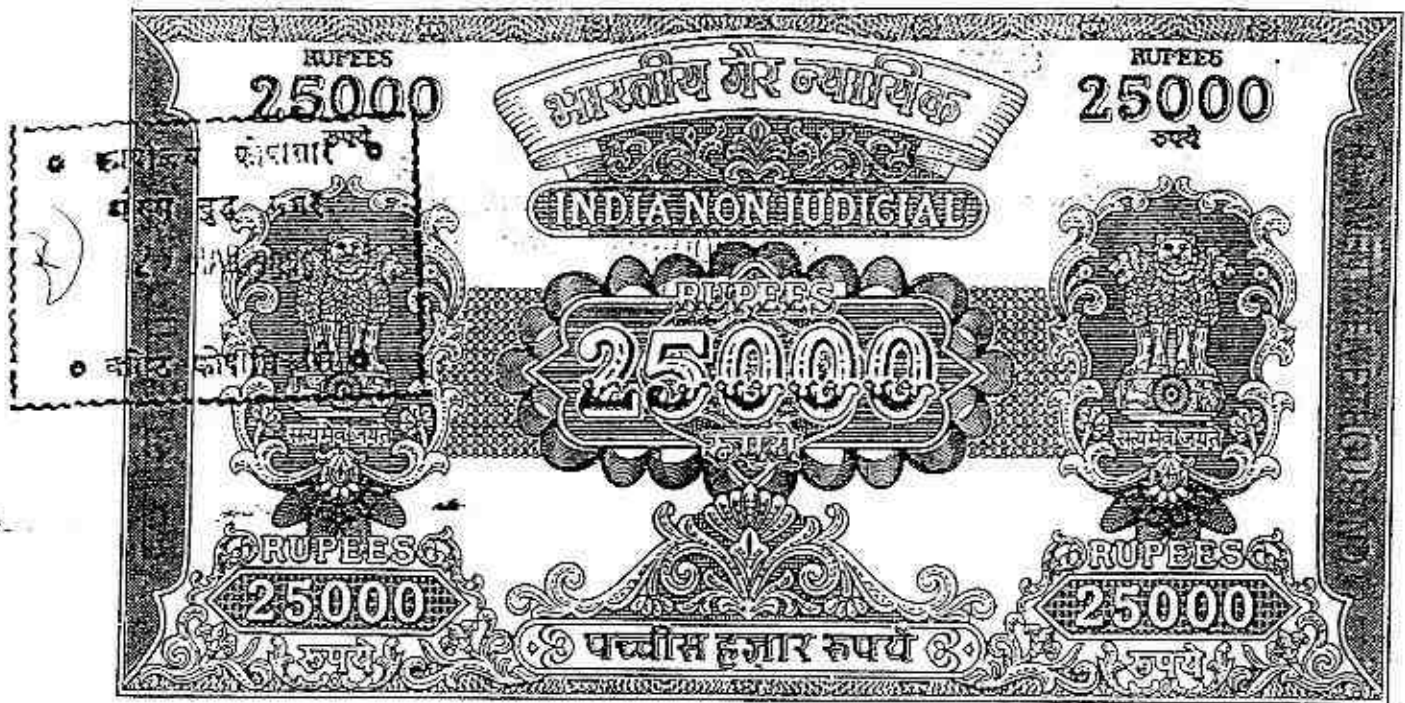
For JKM Motors Pvt. Ltd.

 Director



सं. १३०... लपये...
 29 May 2016
 स्टाम्प... ७५७...
 किया गया/ रोक दिया
 कोषाध्यक्ष/गैरवा मुक्त नगर





उत्तर प्रदेश UTTAR PRADESH

116442

(15)

8. That any other dues/arrears shall be recovered from the transferee subject to interest applicable at the time of recovery of dues. In case of default in payment present rate of interest is 15% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.

For Ankhuva Exports (P) Ltd.

Director

JKM Motors Pvt. Ltd.

Director

नं. ३३१... खपवे... २९ दिनांक
 छास... ३३१... दिनांक
 किया गया/ दिनांक
 प्रमाणित/दिनांक



२९/११/२०२३



उत्तर प्रदेश UTTAR PRADESH

116437

(16)

9. The Transferee shall come into commercial production within one year from the date of transfer memorandum .In case of breach of terms& conditions of lease/transfer deed will be cancelled/revoked and the possession, shall be resumed by the Authority,

At Anahua Export (P) Ltd.

[Signature]
Director

[Signature]
JEM Motors Pvt. Ltd.

Director



नं. ३२... स्वचे... नि...
 29 March 1961
 स्टम्प... ३/२...
 किया गया/...
 कोचान्ध/पौवन बुद्ध नगर





उत्तर प्रदेश UTTAR PRADESH

116438

(17)

10. The Transferee shall be bound by the terms and conditions of lease deed executed between the lessee and Noida on 01.12.1987 subject to the changes mentioned in the transfer memorandum and otherwise from time to time.

For Ankhuva Exports Pvt. Ltd.



[Signature]
Director

JKM Motors Pvt. Ltd.
[Signature]
Director



नं. 733 खखे 7
 25.11.13
 स्थाना 712 6 शामिल
 डिवा गवध/ रोड डिवा
 कोलापूर/पोलिस मुख नगर





उत्तर प्रदेश UTTAR PRADESH

116439

(18)

11. The Transferee automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/lease deed.

For Ankhua Exports

JKM Motors Pvt. Ltd.
Director



नं. २७५५/२०१५
 २७/५/१५
 स्थापना दिनांक २७/५/१५
 किया गया।
 कोवापूर/गौतम बुद्ध नगर





उत्तर प्रदेश UTTAR PRADESH

116440

(19)

12. The Transferee shall be running the project of "AUTOMOBILE SERVICE STATION". The Transferee shall be liable to fulfil various requirements laid down by the U.P. Pollution Control Board before implementation of the project. However, if any change/addition in the project is required that the same shall be considered as per rules and regulations of the Authority and shall be implemented only after the prior approval of such changes from the Authority. Any change of project without prior written approval of the Authority shall be considered a violation of terms and conditions of transfer/lease/transfer deed and shall invite necessary action for cancellation/revocation of lease/tr.deed.

For Ankhuva Exports (P) Ltd

Director

JKM Motors Pvt. Ltd.

Director

नं. 735... स्तम्भे 2
29 MAR 2009
स्तम्भ... 7.17 A
डिया गवर्नर रोडहिया
मोयाप्यङ्ग/रोडहिया नगर





उत्तर प्रदेश UTTAR PRADESH

116441

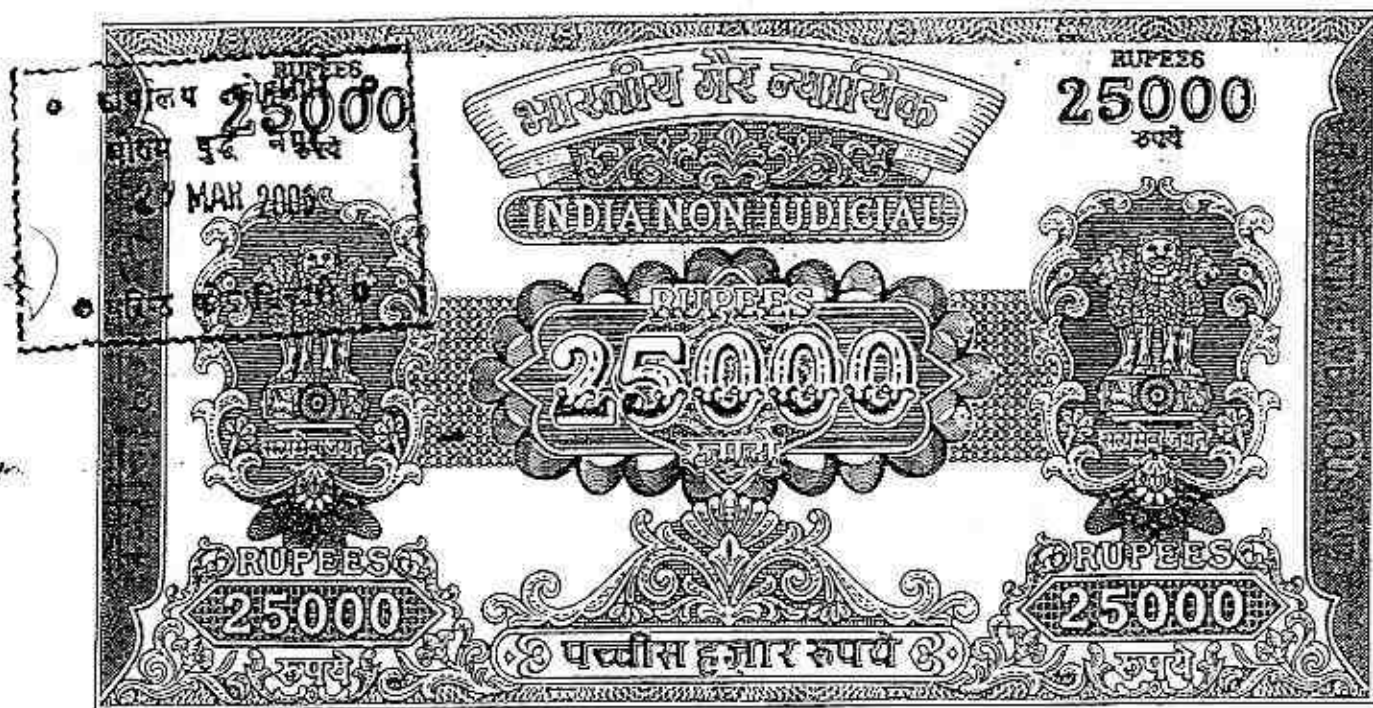
(20)

13. The Transferee shall not rent out/sublet the premises (part/fully) without prior permission of the Authority.

For Ankhua Exports (P) Ltd.

Director

JKM Motors Pvt. Ltd.



उत्तर प्रदेश UTTAR PRADESH

116443

(21)

14. The Transferee shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms and conditions framed by Noida in this regard from time to time.

For Ankhua Exports Pvt. Ltd.

Director

M Motors Pvt. Ltd.

Director



नं. ७३३३... (७३३३)
 २३/११/२०२३
 ग्राम... (७३३३) ...
 विद्या पत्नी
 श्रीमान्/श्रीमती ...





उत्तर प्रदेश UTTAR PRADESH

116444

(22)

15. That in case Transferor is a bonafide lessee then he shall execute Transfer deed with the Transferee and a certified copy of the same shall be submitted to the AUTHORITY after the registration of the same with the Sub-Registrar NOIDA. This condition would be compiled within 90 days from the date of this Transfer Memorandum. The Transfer Memorandum shall be the part of Transfer Deed executed between Transferor and Transferee. In case delay in execution of Transfer Deed penalty for delayed period shall be charged @Rs. 50/- per day upto plot area of 200 sq. mtrs, Rs. 100/- per sq. mtrs of plot area upto 800 sq. mtrs & Rs. 200/- per day for plot area above 800.00 sq. mtrs.

For Ankhua Exports (P) Ltd.



Director

JEM Motors Pvt. Ltd.



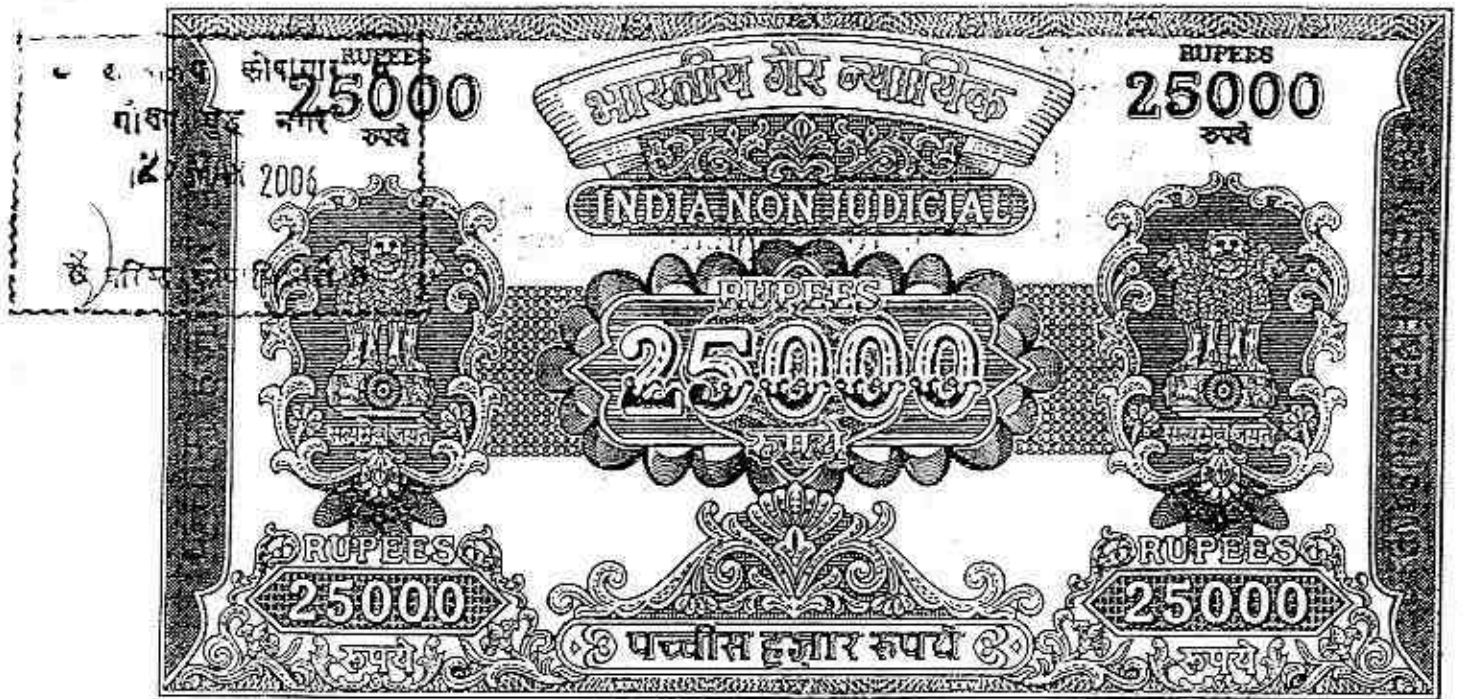
Director

नं. ७२४
 एमि. ७१७-८
 दिनांक



२०१०

२०१०



उत्तर प्रदेश UTTAR PRADESH

116445

(23)

16. The Transfer is for the balance period of 90 years w.e.f. date of allotment.

For JKM Motors Export Pvt. Ltd.

[Signature]
Director

JKM Motors Pvt. Ltd.
[Signature]
Director



Handwritten notes in a rectangular box, possibly a stamp or label, containing illegible text and a signature.





उत्तर प्रदेश UTTAR PRADESH

116446

(24)

17. In case property is being transferred by UPFC, NOIDA (U/S-29) necessary legal document shall be executed by UPFC, NOIDA and certified copy of the same shall be submitted to this office within 60 days from issue of this Transfer Memorandum.

For Ankhua Exports (P) Ltd.



Director

For JKM Motors Pvt. Ltd.



Director

नं. १११०... हस्तके...

29 MAR 2006

हस्तके... १११०... हस्तके...

विषय: स्वास्थ्य/...

हस्ताक्षर:...

दिनांक: २९ मार्च २००६

स्थान:...





उत्तर प्रदेश UTTAR PRADESH

116447

(25)

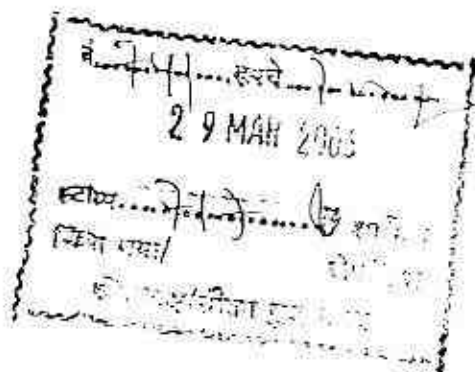
18. If the Transferee/ Transferor does not abide by the term and condition of allotment/lease and building regulation and directions or any other rules framed by the Authority, the lease may be cancelled by the lessor and the possession of the demised premises, may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

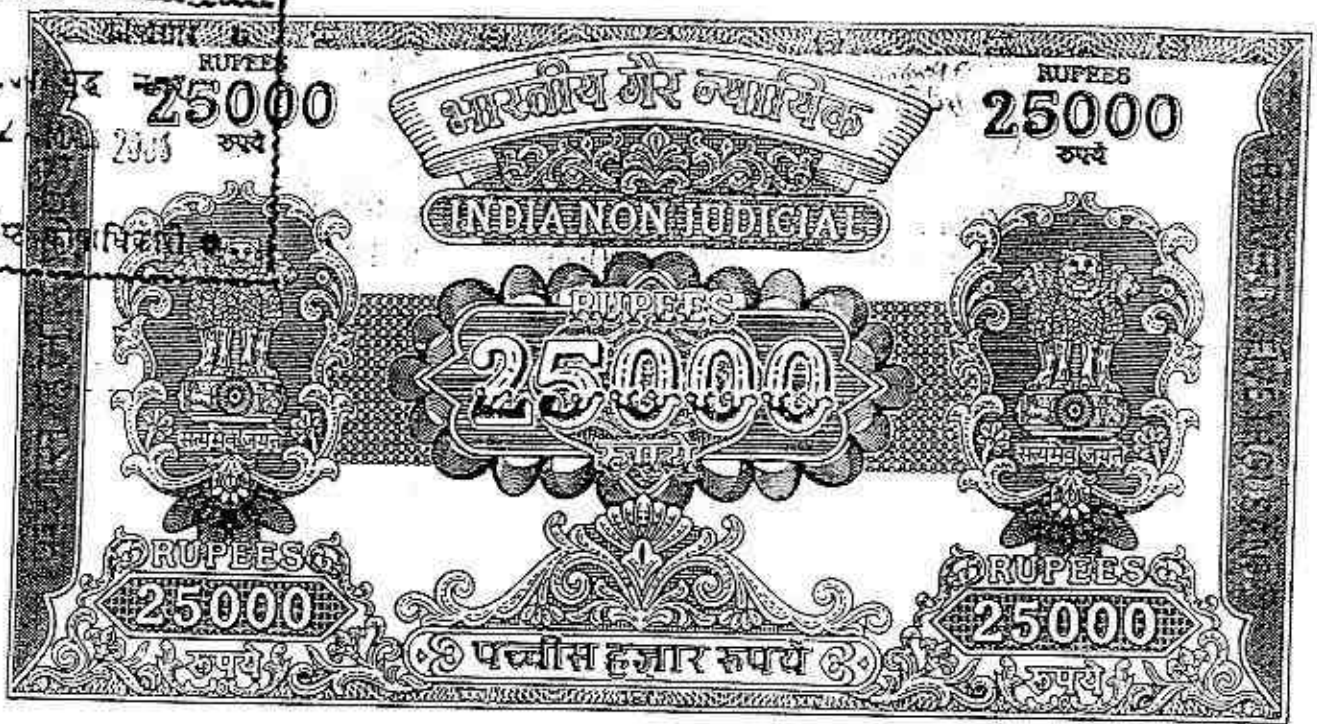
For Ankhuva Exports (P) Ltd.

Director

JKM Motors Pvt. Ltd.

Director





उत्तर प्रदेश UTTAR PRADESH

116448

(26)

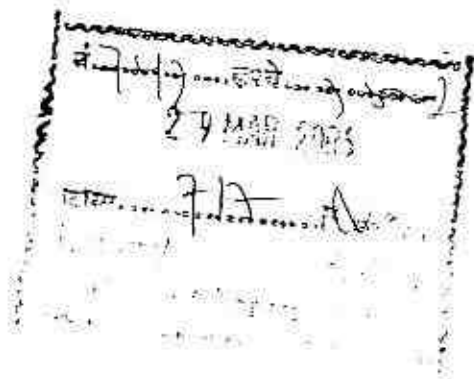
19. Transferee will not implement the project before execution of transfer deed.

Arkhua Exports (P) Ltd.

Director

JKM Motors Pvt. Ltd.

Director





उत्तर प्रदेश UTTAR PRADESH

116449

(27)

20. That the Transferee shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of Noida Area.

For Ankhuva Exports (P) Ltd.

Director

or IKM Motors Pvt. Ltd.



Handwritten text in a box:
Handwritten: 43. King of the
Handwritten: 712. A





उत्तर प्रदेश UTTAR PRADESH

116450

(28)

21. Transfer is approved subject submission of No Objection Certificate from A.O. (IAA), NOIDA or / PE (JAL) NOIDA.

For Ankhuva Exports (P) Ltd.



Director

or JKM Motors Pvt. Ltd.

[Signature]

Director



१५/५/५५... २०००
 १५/५/५५... १५/५/५५
 १५/५/५५... १५/५/५५
 १५/५/५५... १५/५/५५
 १५/५/५५... १५/५/५५





उत्तर प्रदेश UTTAR PRADESH

116451

(29)

22. The Transferee shall be bound by the terms and allotment/lease deed/transfer deed/as they stand amended from time to time and shall also be bound by all the rules and regulations framed by the Authority in this regard.

For Ankhua Exports (P) Ltd.



Director

or JKM Motors Pvt. Ltd.

[Signature]

Director



सं. 745
 राज्य - 717
 शिक्षा विभाग/ रीतिरिक्त
 कोयंबटूर/कोयंबटूर नगर





उत्तर प्रदेश UTTAR PRADESH

116452

(30)

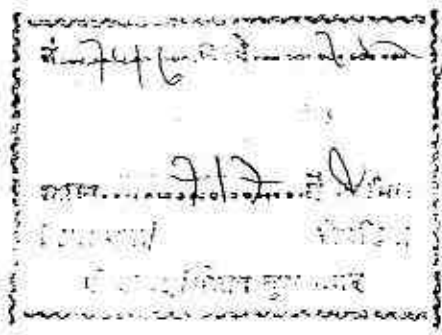
23. The Transferee shall be governed by provisions of U.P. Industrial Area Development Act, 1976.

For Ankhuva Exports (P) Ltd

Director

For JKM Motors Pvt. Ltd

Director





उत्तर प्रदेश UTTAR PRADESH

116453

(31)

24. The Transferee may mortgage the property to any financial institution including banks without the permission from the Authority provided full payment towards premium, intt. Thereon one time lease rent has been paid.

For Ankhua Exports (P) Ltd.

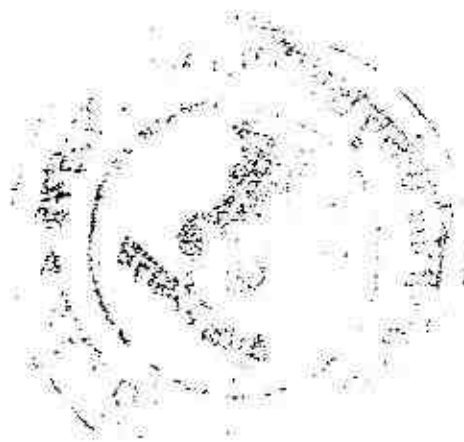
Director

For JKM Motors Pvt. Ltd.

Director



नं. ७५७-६०-२०-२०-२०
 ७५७-६०-२०-२०-२०
 स्टम्प... ७५७-६०-२०-२०-२०...
 किया गया/ रोडमिया
 कोषाध्यक्ष/सौजन्य बुद्ध नगर





उत्तर प्रदेश UTTAR PRADESH

116454

(32)

25. In the event of any dispute legal jurisdiction shall be district court of Gautam Budh Nagar, and Hon'ble High court of Allahabad.

For Ankhuva Exports (P) Ltd.

Director

For JKM Motors Pvt. Ltd.

Director



नं. 717
 छात्र... 717...
 दिनांक...
 दीपक...





उत्तर प्रदेश UTTAR PRADESH

116455

(33)

26. That it shall be exclusive responsibility and liability of the Transferee to Indemnify Noida against all claims and damages made by any Financial / Institution / Bank / U.P.S.E.B. / Trade Tax Deptt. / Noida (Ind. Area Accounts Jal Deptt.) / Directorate of Industries, U.P. and/or by any of the earlier lessee / Transferor / Transferee and all claims and damages arising out of the above would be settled, directly at his own risk, cost and responsibility.

For Ankhuva Exports (P) Ltd.
Director

For JKM Motors Pvt. Ltd.
Director



सं. पु. पु. ... टो ...
 स्टाम्प. ... १११ ...
 बिदा मया/ रोडिया
 कोषाग्र/मिना मुख नगर





उत्तर प्रदेश UTTAR PRADESH

116456

(34)

27. That if there is any revision in the rate this will be applicable on the Transferee.

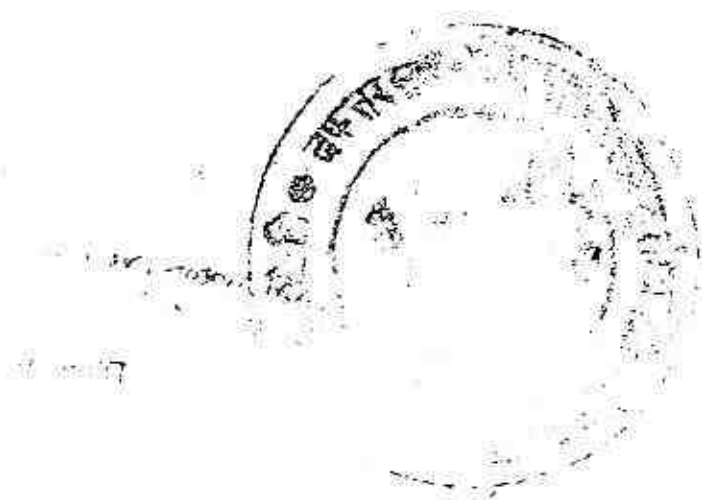
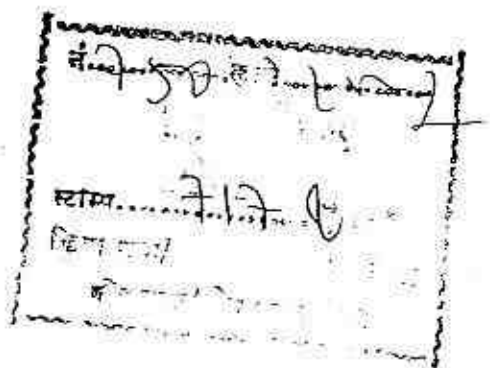
For Ankhuva Exports Ltd.

Director

For JKM Motors Pvt. Ltd.

Director







उत्तर प्रदेश UTTAR PRADESH

116457

(35)

28. That all the terms and conditions amended by NOIDA AUTHORITY from time to time shall be binding on the Transferee.

For Ankhuva Exports (P) Ltd.

[Signature]

for JKM Motors Pvt. Ltd.
[Signature]
Director



१०/११/१९८०
 ७/११/८०
 ७/११/८०
 ७/११/८०
 ७/११/८०





उत्तर प्रदेश UTTAR PRADESH

116458

(36)

29. That the TRANSFEROR aforesaid has sold the land & building only to the Transferee and there is no machinery and equipment are there in the above said Industrial property.

For Ankhuva Exports Ltd.

Director

for JKM Motors Pvt. Ltd.
Director



मं. १५२...
 २९ मार्च २०००
 स्टाफ...
 किया गया
 कोषाध्यक्ष/गौतम मुख नगर





0300 533875

(37)

IN WITNESS WHEREOF, The TRANSFEROR and the TRANSFEREE have signed this TRANSFER DEED at NOIDA on this 30th day of MARCH 2006, in the presence of the following witnesses: -

Witnesses: -

1.

J. Sharma
Indra Mani Sharma
S/o Sh. B. P. Sharma
B-4/10 NOIDA

2.

J. Sharma
JINENDRA MANI SHARMA
Noida, India
0226-6811993 Noida 2006

For Ankhus Exports (P) Ltd.

TRANSFEROR

For JKM Motors Pvt. Ltd.

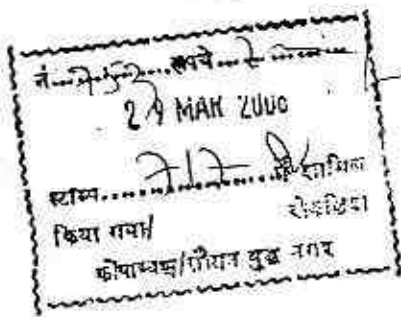
TRANSFEREE

Director



(2)

Sanjay Sharma
SANJAY SHARMA
S/o Sh. N. K. Sharma
H/F-14/41 NOIDA



पुकी. युद्ध नं. 1, दिल 669 को युद्ध 539 2349 दसपुद्ध 2350
इस बीच दिनांक 3 2006 को रबिलु की पकी। 560

उप निदेशक
बोयका पुकी

This Photograph is attached with the TRANSFER DEED in respect of INDUSTRIAL PLOT
BERARING No. 25 BLOCK-A, SECTOR-IX, NOIDA, DISTT. GAUTAM BUDH NAGAR, (U.P.)
AREA MEASURING 800.00 SQ. MTRS having its total Covered area 1043.00 sq. mtrs



For Ankhua Exports (P) Ltd.

Director

For JK Motors Pvt. Ltd.

Director





presented with No. 9349 of 2006
2350 1
S.E.-III

BY REGD. POST

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

DEVELOPMENT DEPARTMENT - IND.

Administrative Block
Sector-VI, Noida Complex,
Distt. Ghaziabad (U.P.)

Location No.

No. 3272 / NOIDA.DM (IND.)/95

Dated :- 7-3-96

TRANSFER MEMORANDUM

Sh./Smt./M/s. Mittal Insulations (P) Ltd.
5/1, Roop Nagar, Delhi-7

ALLOTTED / transferred Industrial Plot/Shed No. 25 Block A
Sector IX has applied for transfer of plot/shed No. 25 Block A Sector IX
in favour of M/s Ankhula Exports (P) Ltd
2/20, Ansari Road New Delhi

Accordingly, the permission for transfer is being granted subject to the following terms and conditions :-

1. The transfer charges are applicable @ Rs. 1,50,000/- per sq. mtr. amounting to Rs. 1,50,000/-.
2. The transferee shall be liable to pay from the date of issue of this transfer memorandum the annual lease rent @ 2.5% of the total premium of plot at the current allotment rate Rs. 1250/- per sq. mtrs. plus location charges, if applicable. The lease rent shall be subject to enhancement after every 10 years.
3. Any other dues/arrears shall be recovered from the transferee subject to interest applicable at the time to recovery of dues. In case of default in payment present rate of interest is 24% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.
4. The transferee shall come into commercial production within two years from the date of transfer memorandum. In case of breach of terms & conditions the Lease/Transfer deed will be cancelled/revoked and the possession shall be resumed by the Authority.
5. The transferee shall be bound by the terms and conditions of Lease Deed executed between the Lessee and NOIDA on 1/12/87 subject to the changes mentioned in the transfer Memorandum and otherwise, from time to time.
6. The transferee automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/lease deed.
7. The transferee shall be running the project of Ready-made Garments
without Dyeing and Bleaching. The transferee shall be liable to fulfill various requirement laid down by the U.P. Pollution Control Board before implementation of the project. However, if any change/addition in the project is required that the same shall be

considered as per rules and regulations of the Authority and shall be implemented only after the prior approval of such change from the Authority. Any change of project without prior written approval of the Authority shall be considered a violation of terms and transfer/Lease/transfer Deed and shall invite necessary action for cancellation/revocation of lease/tr. deed.

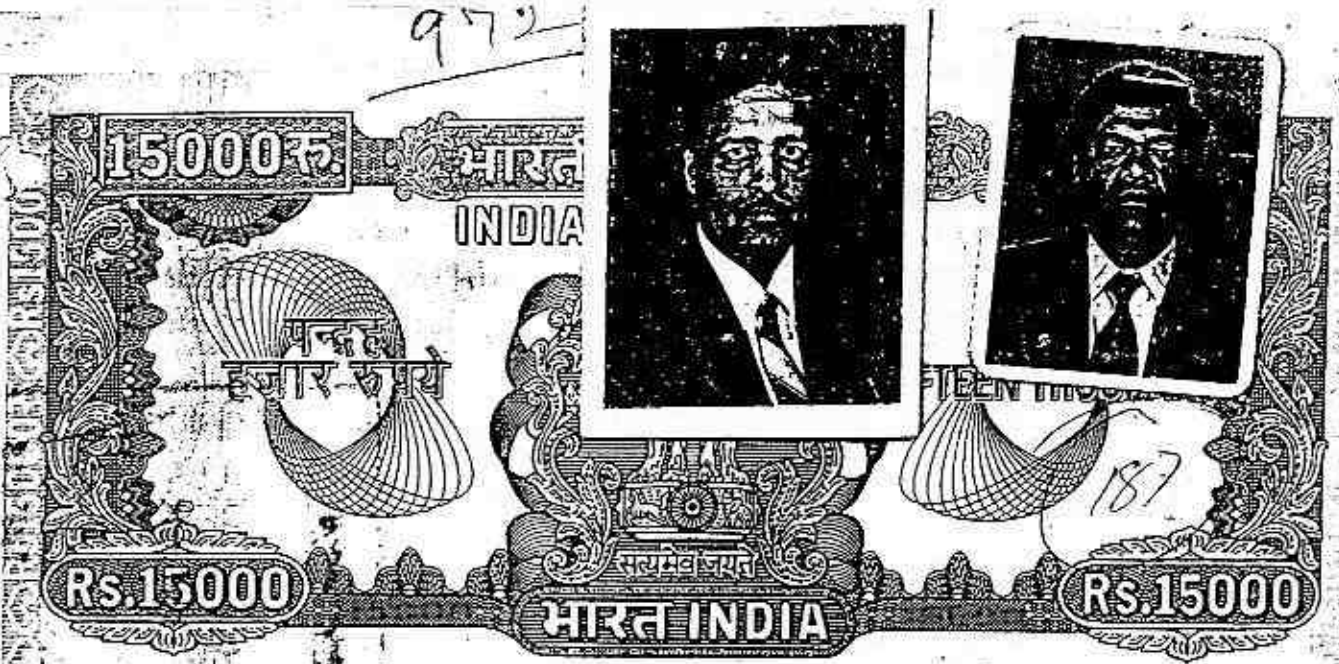
8. The Transferee shall not rent-out/sublet the premises (Partly/fully) without prior permission of the Authority.
9. The Transferee shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms & conditions framed by NOIDA in this regard from time to time.
10. In case transferor is a banafide lessee then he shall execute transfer deed with the transferee and a certified copy of the same shall be submitted to the AUTHORITY after the registration of the same with the Sub-Registrar, NOIDA. This condition would be complied within 60 days from the date of this transfer Memorandum. This transfer Memorandum shall be the part of transfer deed executed between transferor and transferee.
11. In case property is being transferred by UPFC, NOIDA (U/S-29) necessary legal document shall be executed by UPFC NOIDA and certified copy of the same shall be submitted to this office within 60 days from issue of this Transfer Memorandum.
12. If the transferee/transferor does not abide by the terms & conditions of allotment/Lease and building regulation & directions or any other rules framed by the Authority, the lease may be cancelled by the lessor & the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
13. Transferee will not implement the project before execution of transfer deed.
14. That the Transferee shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of NOIDA area.
15. Transfer is approved subject to submission of No objection Certificate from A.D.O. (I), P.E. (JAL) UPSEB and A.O. (IAA) NOIDA.
16. The transferee shall be bound by the terms of allotment / lease deed / transfer deed / as they stand amended from time to time and shall also be bound by all the rules and regulation framed by the Authority in this regard.
17. The transferee shall be governed by provisions of U.P. Industrial Area Development Act, 1976.
18. Transferee shall not mortgage the property to any financial Institution including banks without prior written permission from the Authority.
19. In the event of any dispute legal jurisdiction shall be district Court of Ghaziabad and Hon'ble High Court of Allahabad.

DEVELOPMENT MANAGER - (IND)/
ASST. DEV. MANAGER (I/C) / ASST. SECRETARY

COPY TO :-

1. Transferor.
2. Transferee.
3. A.O. (IAA), NOIDA
4. Regional Manager, UPFC, NOIDA
5. A.D.O. (I), NOIDA


DEVELOPMENT MANAGER - (IND)/
ASST. DEV. MANAGER (I/C) / ASST. SECRETARY



00BB 372764

TRANSFER DEED CUM SALE DEED

367700/-

TRANSFER DEED Rs. 372764000

MARKET VALUE Rs. 2775000/-

COVERED AREA $1075000/2 = 500000 \text{ sq ft}$

CONSTRUCTION VALUE Rs. 1675000/-

THIS DEED OF TRANSFER

made

1996

15

Sh. Suresh Kumar Mittal 8/ Sh. G. R. Mittal R/ 5/1
Roop Nagar Delhi - 07

For Maa Insulators (P) Ltd.

Suresh Kumar
Managing Director

For Anshu Exports (P) Ltd.

[Signature]
Director

35
6 MAR 1996
लक्षण ६०
५००००

ANKHUA EXPORT PVT LTD
Director Satish Chandra Jain
SA Brela Road Civil Lines New Delhi

T. D 2775000/- L.R. 6000/one time

50. 5050. 50000
नामा प्रमाणित
श्री सुरेश कुमार मिश्र
पुत्र/पत्नी श्री श्री कारु मिश्र
निवासी 511 कपूर नगर दिल्ली-०७
ने यह लेख
पहरी बिला गाजिबाद से कोत 15/3/96
कोत 2775000/- यह दिन के

IS 18-96

Suresh Kumar

वसुधैव कुटुम्बकम् सुख व प्रसन्नकर वष
माधु वसुधैव कुटुम्बकम् 2775000/-
माक

स्थान र दिया

मोहदा को माधु वसुधैव कुटुम्बकम् प्रथम पर वष
मोहदा को माधु वसुधैव कुटुम्बकम् प्रथम पर वष
511 बिला रोड सिजल लाइन दिल्ली दिल्ली को

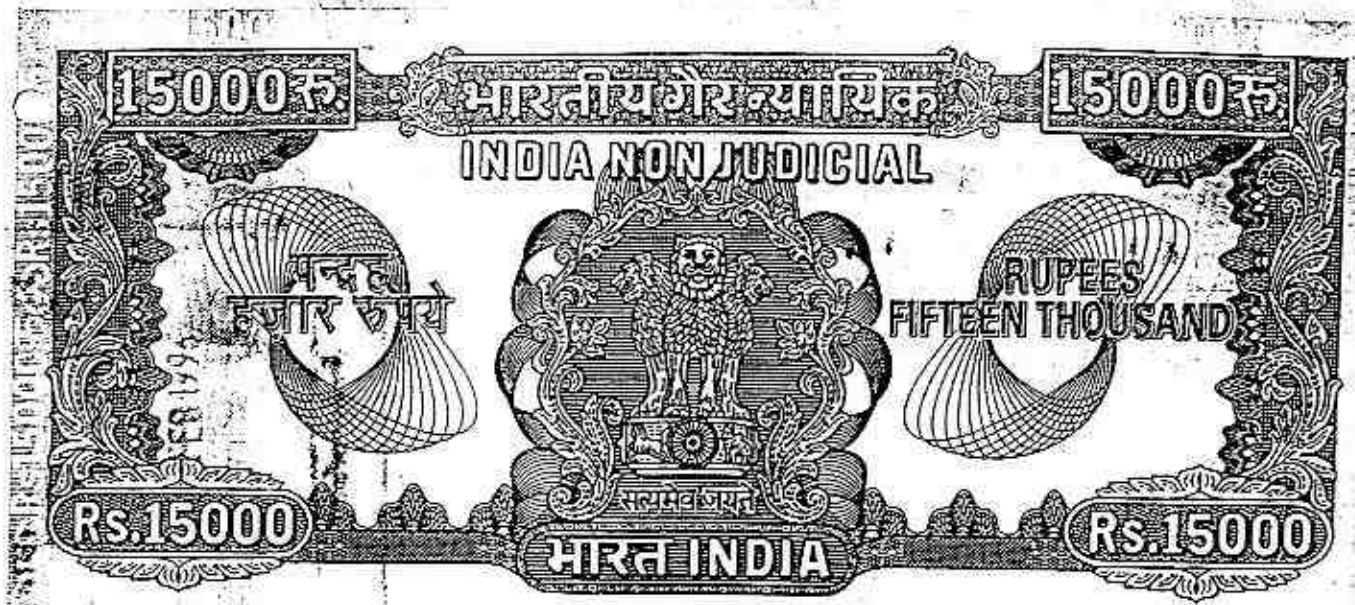
सुनील चौधरी
प्राप्त सुनील चौधरी
हरिना सोनू गोपाल
सुनील चौधरी
सुनील चौधरी



Suresh Kumar

Subscribed





00BB 372763

"The Transfer" which involves the transfer of the shares of the company to the transferee. The transfer includes the signatures, administrative representatives and persons designated on the one part and

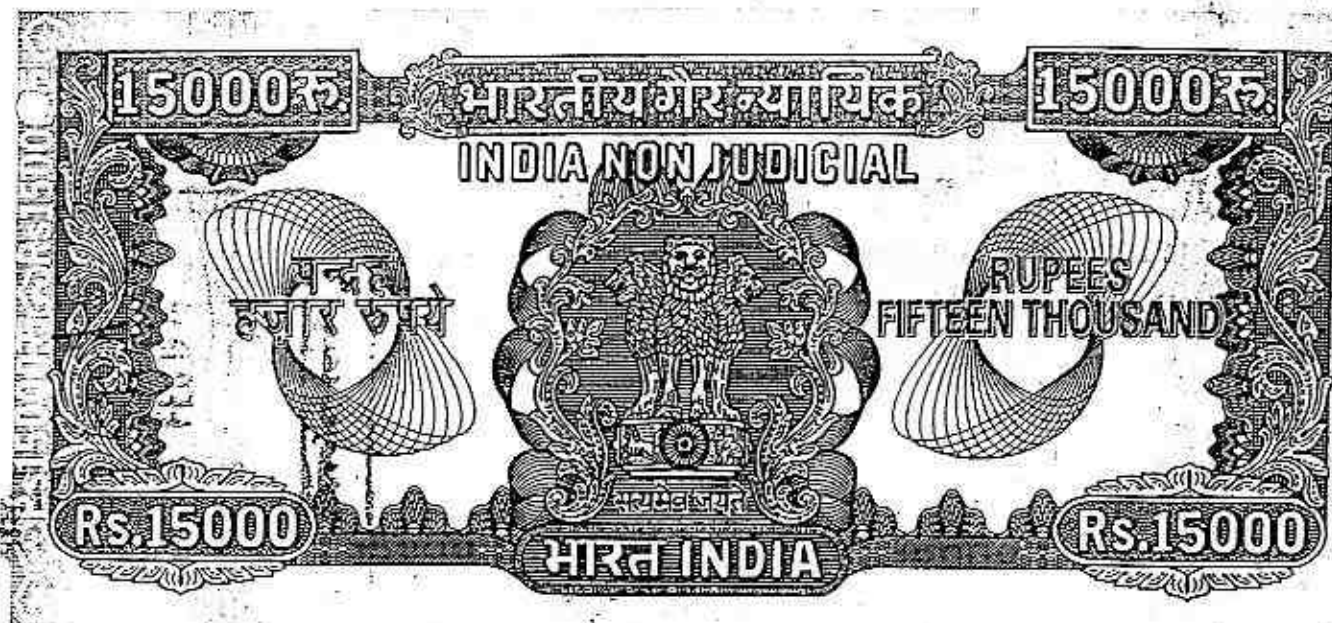
For Metal Insulators (P) Ltd.
[Signature]
Managing Dir

For Anbha Exports (P) Ltd
[Signature]
Director

C

364
1996
3





00BB 372762

For A/c of P. & S. Co. Ltd. having its Regd. Office 27/70 Ansari
Road, Delhi-02. Through the Director, Ch. Satish
Chand, P. & S. Co. Prem Chand Jain P/o Ch. Beta Road, Civil Line
Delhi-02.

For A/c of P. & S. Co. Ltd.

Susheel Kumar
Managing Director

For A/c of P. & S. Co. Ltd.

[Signature]
Director

325
6 1148 1996
31





00BB 372761

hereinafter called the TRANSFEREE which expression shall
the context does not so admit include his/her heirs,
executors, administrators, representatives its successors and
permitted assigns of the second part).

For Mutual Insulators (P) Ltd

Suresh K. K. K.
Managing Director

For Ananta Exports (P) Ltd.

[Signature]

Director

6-11-36 *Bord*

6 MAY 1936

2-11-36

[Signature]





00BB 372760

The New Okhla Industrial Development Authority a body incorporated under section 3 of the I.L.D. Industrial Area Development Act, 1976 of the third part (hereinafter referred to as the Authority).

For Muzel Exports (P) Ltd

Muzel Kumar
Managing Director

For Ankha Exports (P) Ltd

[Signature]

Director

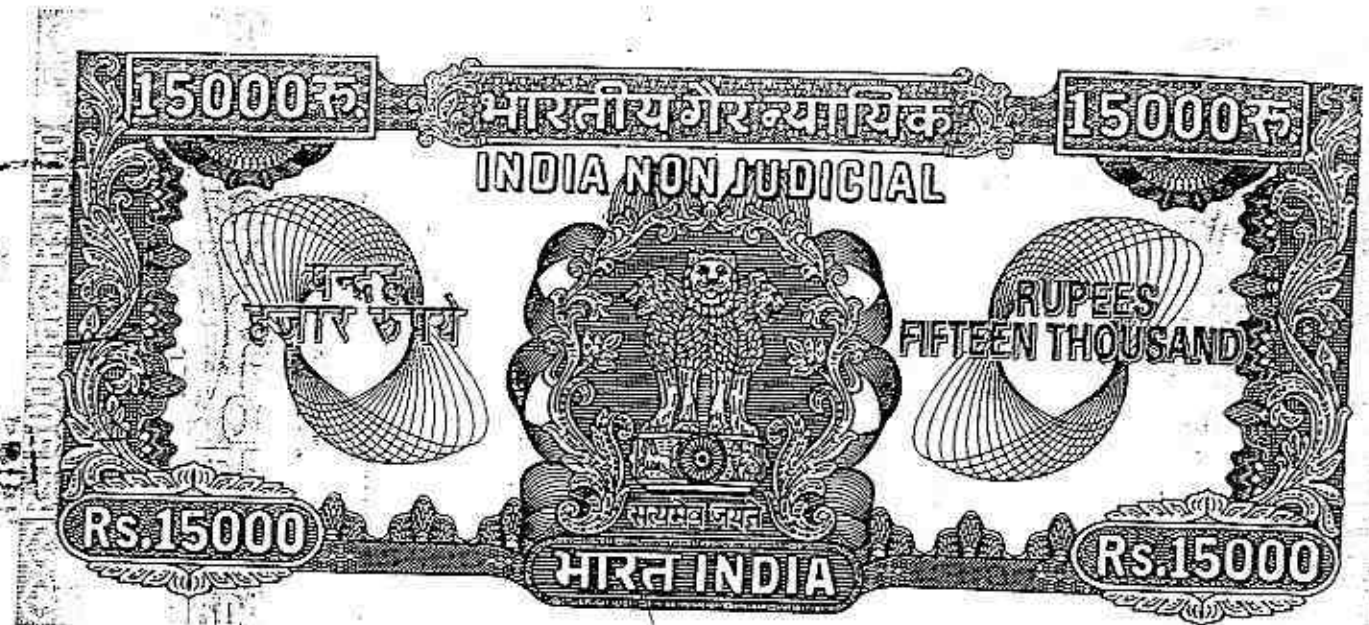
2
6 MAR 1996

पत्रांक ६०३

पत्रांक ६०३

एन. सि. वि. वि.
एन. सि. वि. वि.





00BB 372759

WHEREAS the Transferor under a deed of lease duly executed and registered on 31-10-87 in the office of the sub-registrar at NDIDA Complex at No. 3715 Road No. 1 Value 943 Page 177 to 177 acquired lease hold rights in hereinafter described and intended to be conveyed for a balance period of 99 years since 01-01-88.

Subeda Kumar
Director

For Director
Director

8-15-01

1995

3

1995





AND MEMBERS OF THE DEPARTMENT OF TRANSFERS AND AUTHORITY HAS
 COMPLETED THE FOLLOWING THE ISSUE FOLD WITH THE PLAT WITH
 WHEN IN FAVOUR OF THE TRANSFEREE THROUGH OFFICE MEMORANDUM
 NO. 3272/NOIDA/DMO/16 Dated 7-3-96.

For Mital Insulations (P) Ltd

Sudesh Kumar (7)
 Managing Director

For Anil Kumar (P) Ltd.

Anil Kumar
 Director

8

16 MAR 1995

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00BB 372757

NOW THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS

In Consideration of Rs. 2775000/-

(Rupees Twenty Seven Lac Seventy Five Thousand only) the receipt where of the transferor hereby acknowledges, the transferor hereby transfer unto the said transferee the lease hold rights in the plot of land No. 25 Block A Section IX situated in the New Okhla Industrial Development Area, Distt. Ghazipur, having total area of

5000 sq. ft.

Arun Kumar

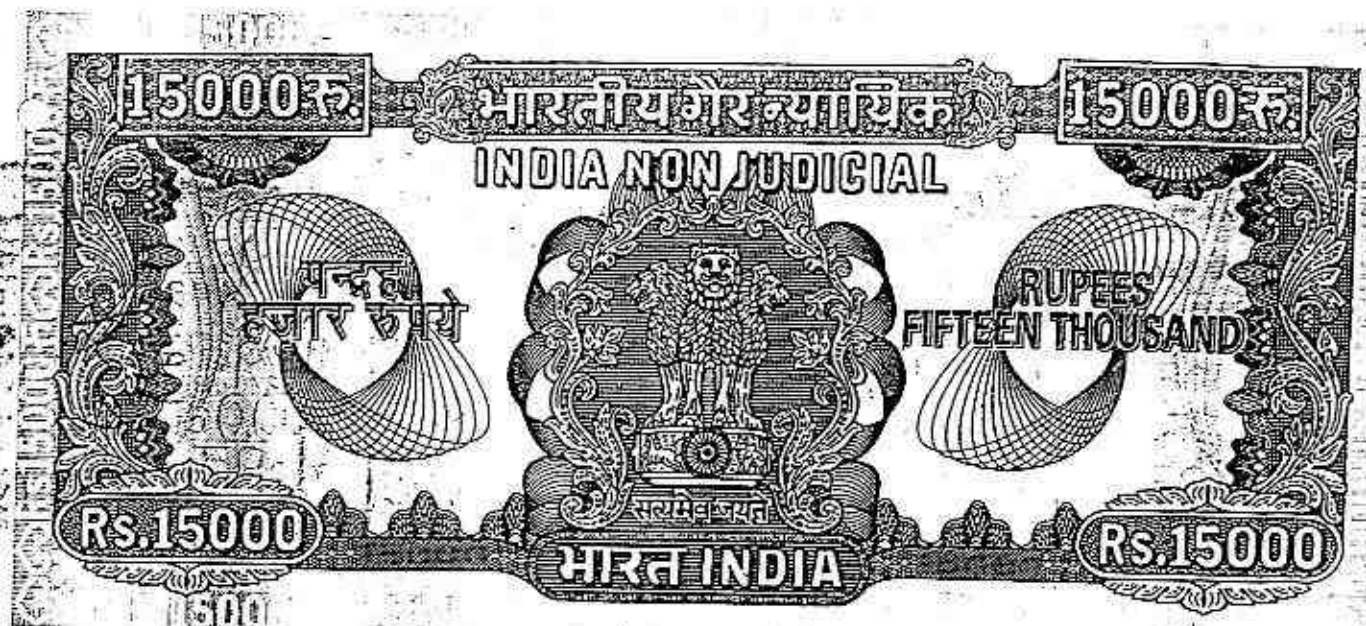
Managing Director

[Signature]

10 ~~SECRET~~ *Bobol*

5 MAR 1996
8 ~~SECRET~~
BS





00BB 372756

ON THE NORTH BY : Plot No. A-24 Sector-IX
ON THE SOUTH BY : Plot No. A-26 Sector-IX
ON THE EAST BY : Plot No. A-08 Sector-IX
ON THE WEST BY : 12 Mtrs. Wide Road.

and which said plot with/shed of land is shown clearly delineated
and shown in the attached plan herein marked red lines and
is for valid transfer.

For the
Rudra Kumar
Manager

[Signature]

[illegible]



00BB 372755

AND the transferor further transfers all the rights of whatsoever in the nature they may be on the individual plot 6-25 Sector IX in favour of the transferee. The aforesaid transferee, their heirs, executors and assigns shall be entitled to hold the said plot/shed of land for ever.

For Mittal Brothers (P) Ltd

Sudesh Kumar
Managing Director

For Anshu

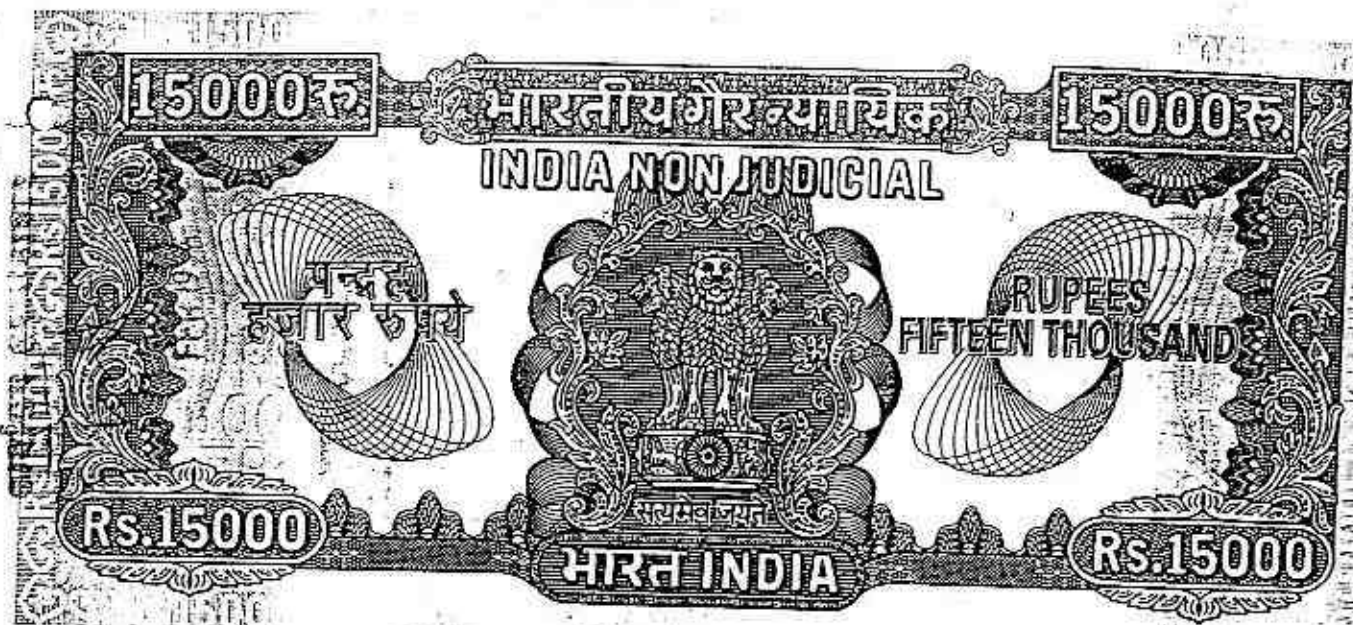
[Signature]
Director

12
1936

6 MAR 1936

3
[illegible text]





00BB 372754

remaining period of 90 years since _____ subject
to payment of lease rent hereinafter served, the transferee
shall be bounded by the terms and conditions contained in
original lease deed, subject to modifications hereinafter
mentioned to which the transferee has agreed.

For _____ Ltd
Sudha Kumar
Managing Director

For _____ Ltd.

[Signature]
Director

13

[Handwritten signature]

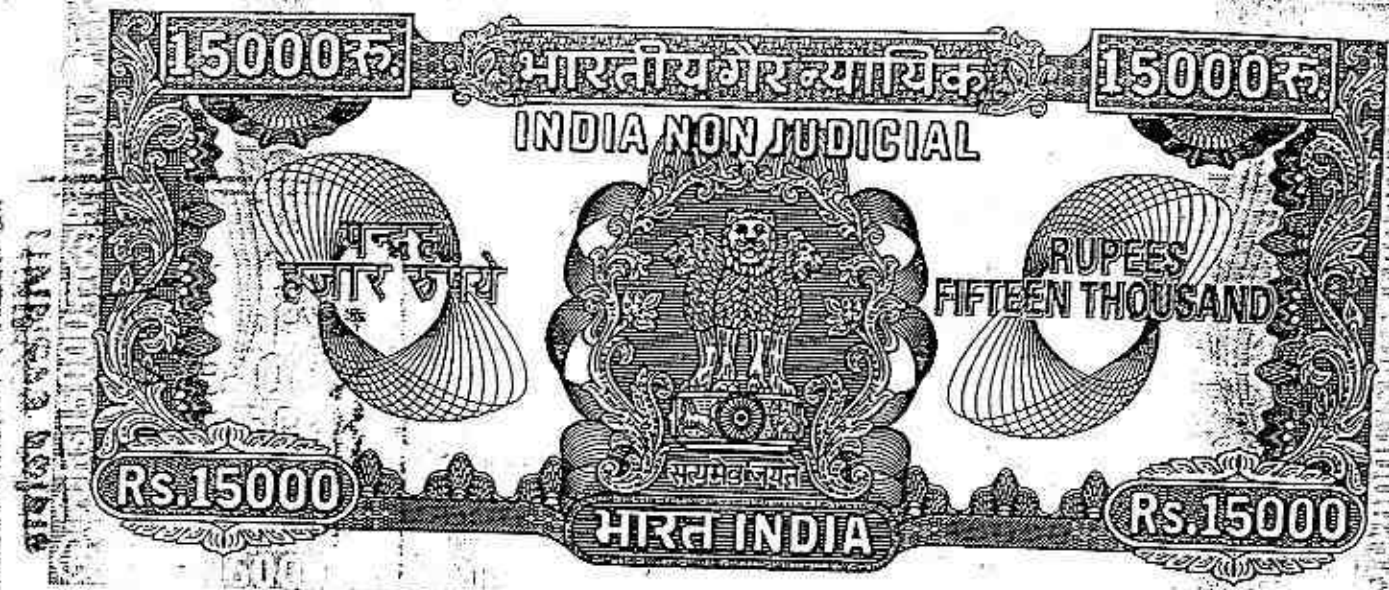
6 MAR 1996

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]





00BB 372753

The transferee shall clear all dues and arrears of UPSEB, JAT
Bills, HPFC, Excise, Sales Tax etc. (payable by the transferor) as
actually agreed to between transferor and transferee but the
authority shall have no responsibility for the payment of same if
any.

For Mittal Insulations (P) Ltd

Sudex Kumar
Managing Director

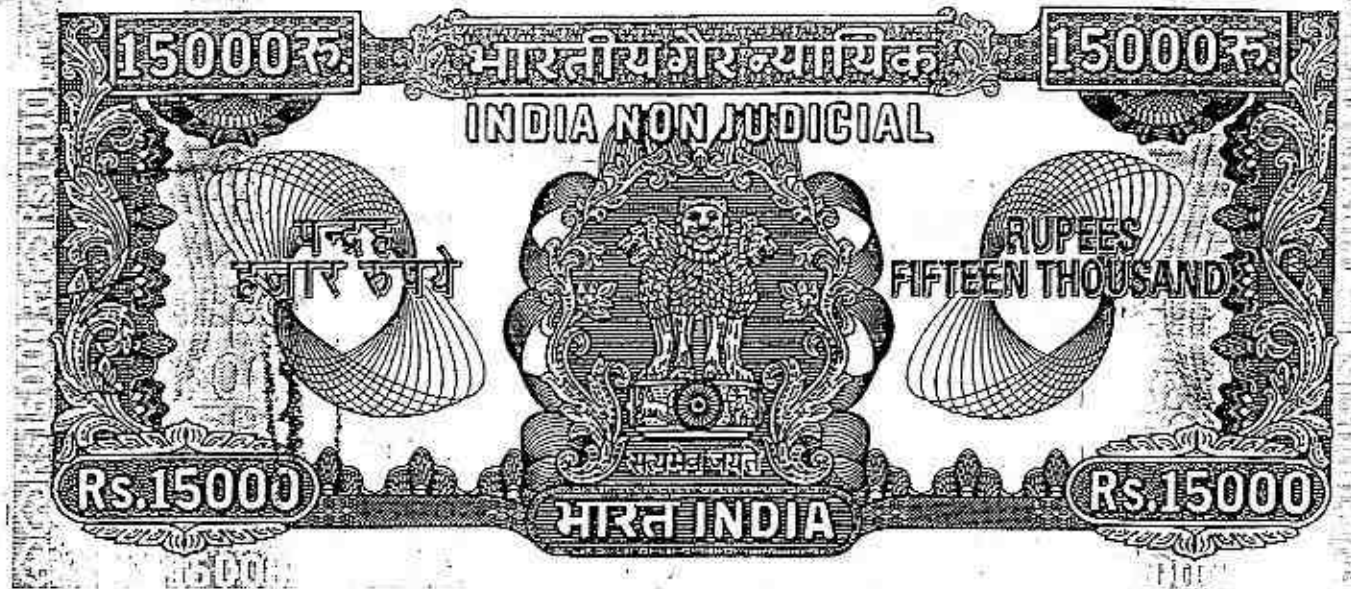
For Antik:

[Signature]
Director

14
1995

3





00BB 372752

2. That the transferor aforesaid has assured the Transferee that the said property is free from all sorts of encumbrances such as sale, gift, lien, mortgage, attachment, exchange, loan, dispute, pledge, litigation, injunction and decree of any court of law, if proved otherwise the Transferor shall be liable and responsible for the same and the Transferee shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the Transferor.

For M/s. J. K. & Co. (P) Ltd

Sudha Kumar
Managing Director

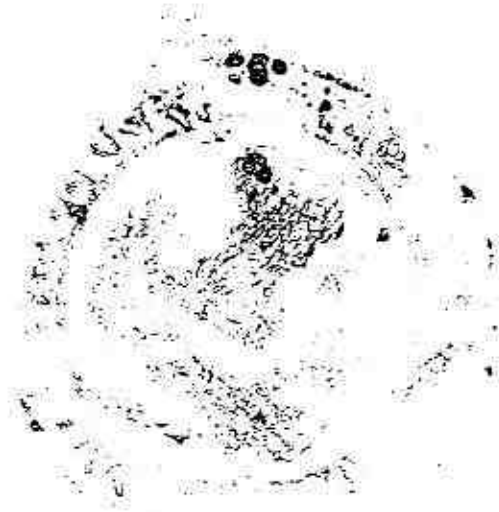
For Anil Kumar (P) Ltd

Anil Kumar
Director

15
[scribbles]

18 MAR 1996

3
[scribbles]





00BB 372751

3. That the Transferor aforesaid has handed over the lawful actual, peaceful and vacant physical possession of the said property to the Transferee on the spot.
4. That the Transferee is at liberty to get their name entered in the records of NOIDA AUTHORITY or any other concerned authority against the said property for which the Transferor has got no objection.

For Anura Aggarwal (P) Ltd.

Anura Aggarwal
Managing Director

For Anura Aggarwal (P) Ltd.

Anura Aggarwal
Director

16
Borol

5 MAY 1996

3

Handwritten signature or initials





00BB 372750

That the lessee has paid one time lease rent of Rs. 66000/-
Rupees Sixty Six Thousand Only _____ vide Noida
Challan No. 70710 dated 31-01-96 as one time
lease rent and now nothing is due towards lease rent on the
lessee.

For Authorisation (F) 1

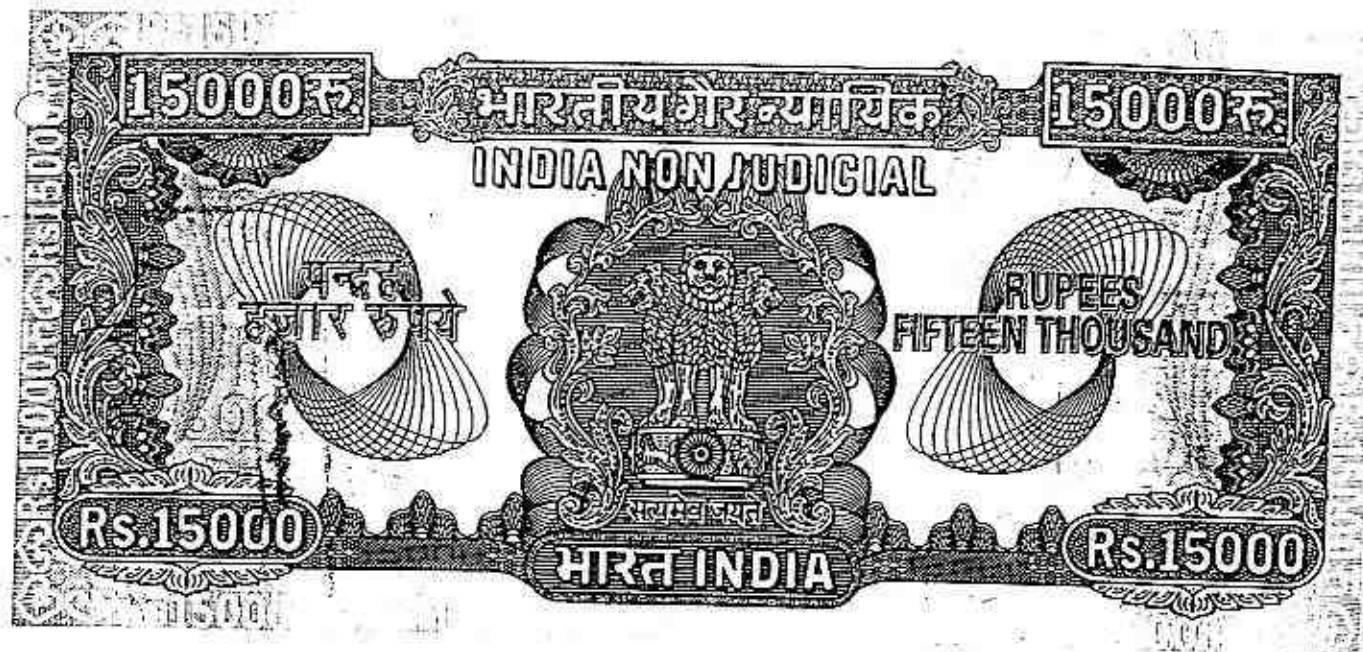
PLM
P. S. Kumar
Managing Director

Director

12
15000
6 MAR 1996

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00BB 372749

Any other dues/arrears shall be recovered from the transferee subject to interest application at the time of recovery of dues. In case of default in payment present rate of interest is 24% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.

For Muzil Investments (P) Ltd

Subash K. K. K.
Managing Director

For Anil Investments (P) Ltd.

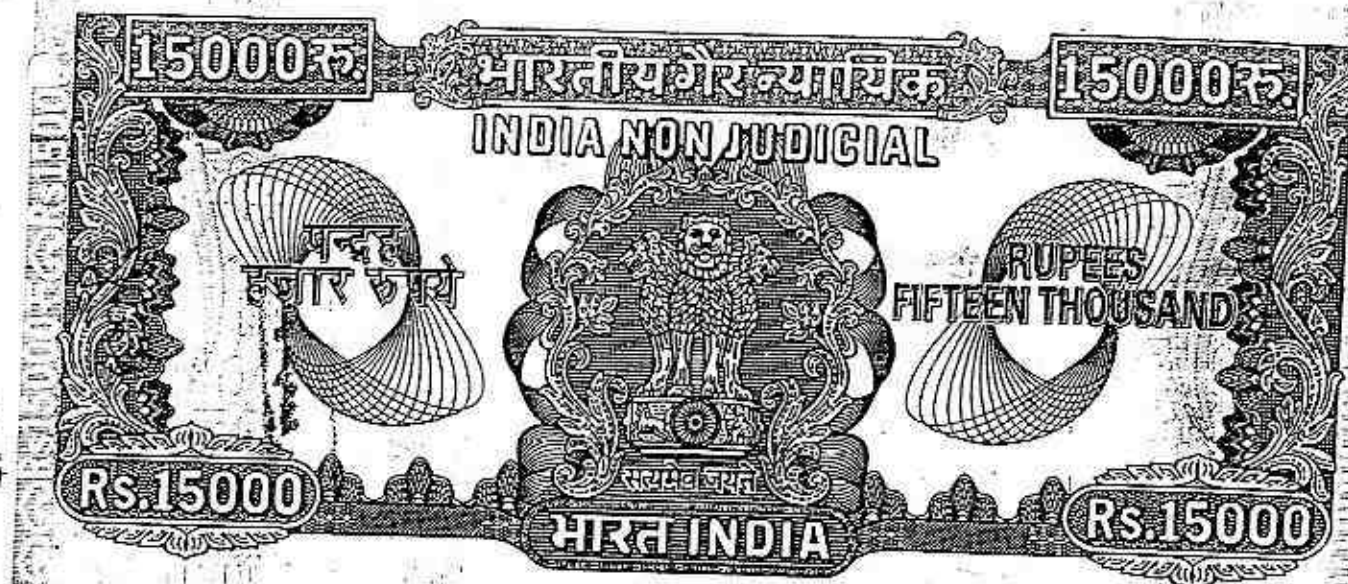
[Signature]
Director

18- ~~SECRET~~ ~~SECRET~~

6 MAR 1996

3- ~~SECRET~~ ~~SECRET~~





00BB 372747

3. The transferee shall be bound by the terms and conditions of lease deed executed between the lessee and NOIDA on _____ subject to the changes mentioned in the transfer memorandum and otherwise, from time to time.

Mand...
Mand...

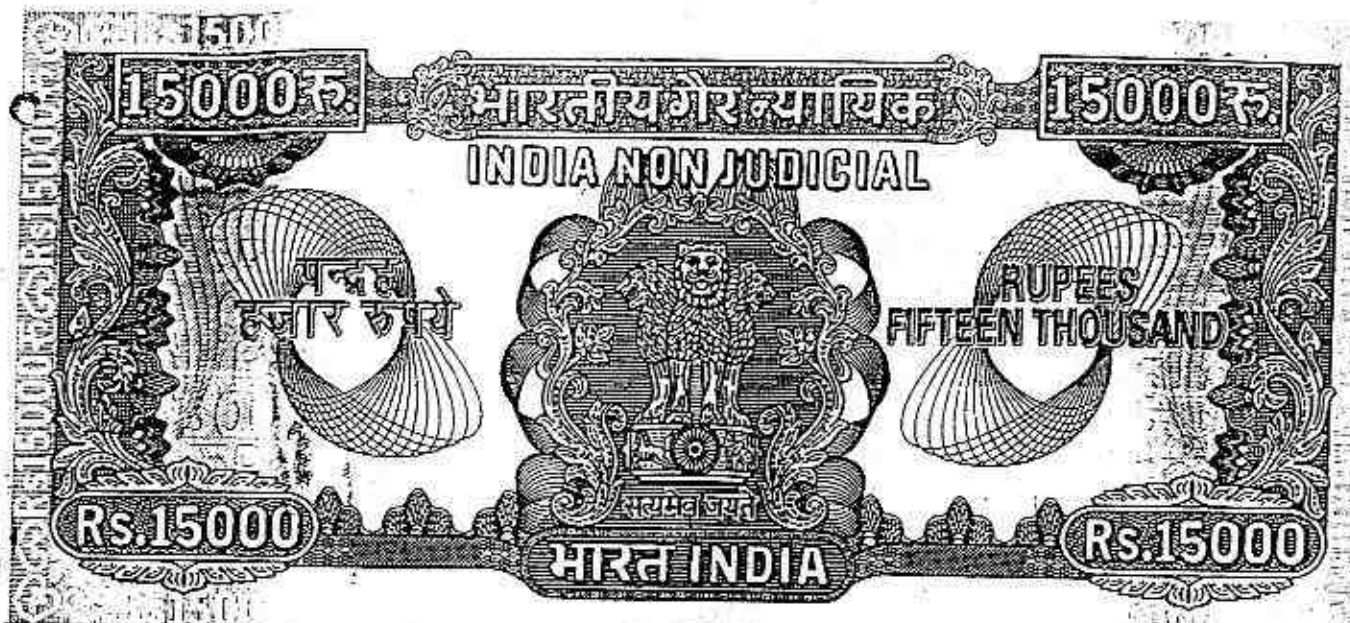
For...

Director

~~SECRET~~ ~~CONFIDENTIAL~~ ~~SECRET~~ ~~CONFIDENTIAL~~
5500L

6 MAR 1996
3
~~SECRET~~ ~~CONFIDENTIAL~~
~~SECRET~~ ~~CONFIDENTIAL~~





00BB 372748

7. The transferees should come into commercial production within two years from the date of transfer memorandum. In case of breach of terms & conditions the lease/Transfer deed will be cancelled/revoked and the possession shall be resumed by the Authority.

For and on behalf of the

Surender Kumar
Managing Director

For and on behalf of the

[Signature]

Director

18

16 MAR 1995





00BB 372746

3. The transferee automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation of other terms and conditions of the allotment/lease deed.

Sudesh Kumar
Managing Director

[Signature]
Director

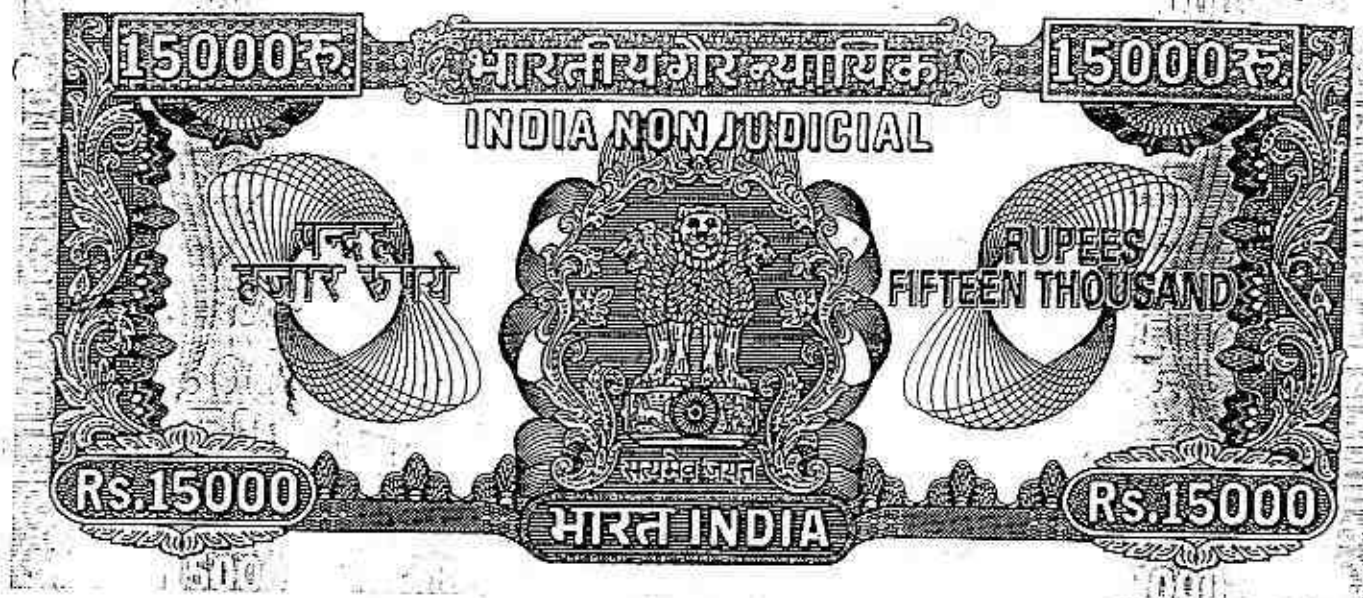
2/10/11

6 MAR 1995

3

[Signature]





00BB 372745

The transferee shall be running the project of
Readymade Garments

The transferee shall be liable to fulfil various requirement laid down by the U.P. Pollution Control Board before implementation of the project. However, if any change/addition in the project is

For Authorisation (P) Ltd

Susheel Kumar
Managing Director

[Signature]





00AA 411377

required that the case shall be considered as per rules and regulations of the Authority and shall be implemented only after the prior approval of such change from the Authority. Any change of projects without prior written approval of the Authority shall be considered a violation of terms and transfer/Lease/Transfer deed and shall invite necessary action for cancellation/revocation of lease/tr. deed.

For Manager, L. Subash (P) Ltd
(Signature)
 Manager, L. Subash (P) Ltd

(Signature)

23 10000

5 MAR 1996

3

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एन. ए. ए. ए.





00AA 411376

11. The transferee shall not rent out/sublet the premises (partly/fully) without prior permission of the Authority.
12. The transferee shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms and conditions framed by Noida in this regard from time to time.

For *[Signature]*
[Signature]
 Director

[Signature]
 Director

24 100000

6 MAR 1996

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का. वि. वि. वि.





00AA 411375

13. If the transferee/transferor does not abide by the terms and conditions of allotment/lease and building regulation & directions or any other rules framed by the Authority, the lease may be cancelled by the lessor & the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

Indira Kishore
Municipal Engineer

[Signature]
Director

3.

३३ / श्री कृष्ण उपाध्याय

४४ श्री ५५५५ ५५५५





00AA 411374

14. Transferee will be implement the project before execution of transfer deed.
15. That the Transferee shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of NBIDA area.

Musendra Kumar
 E. ...

For ...

[Signature]
 Director

26

10600

6 MAR 1996

महाराष्ट्र सरकार
महाराष्ट्र सरकार





00AA 411373

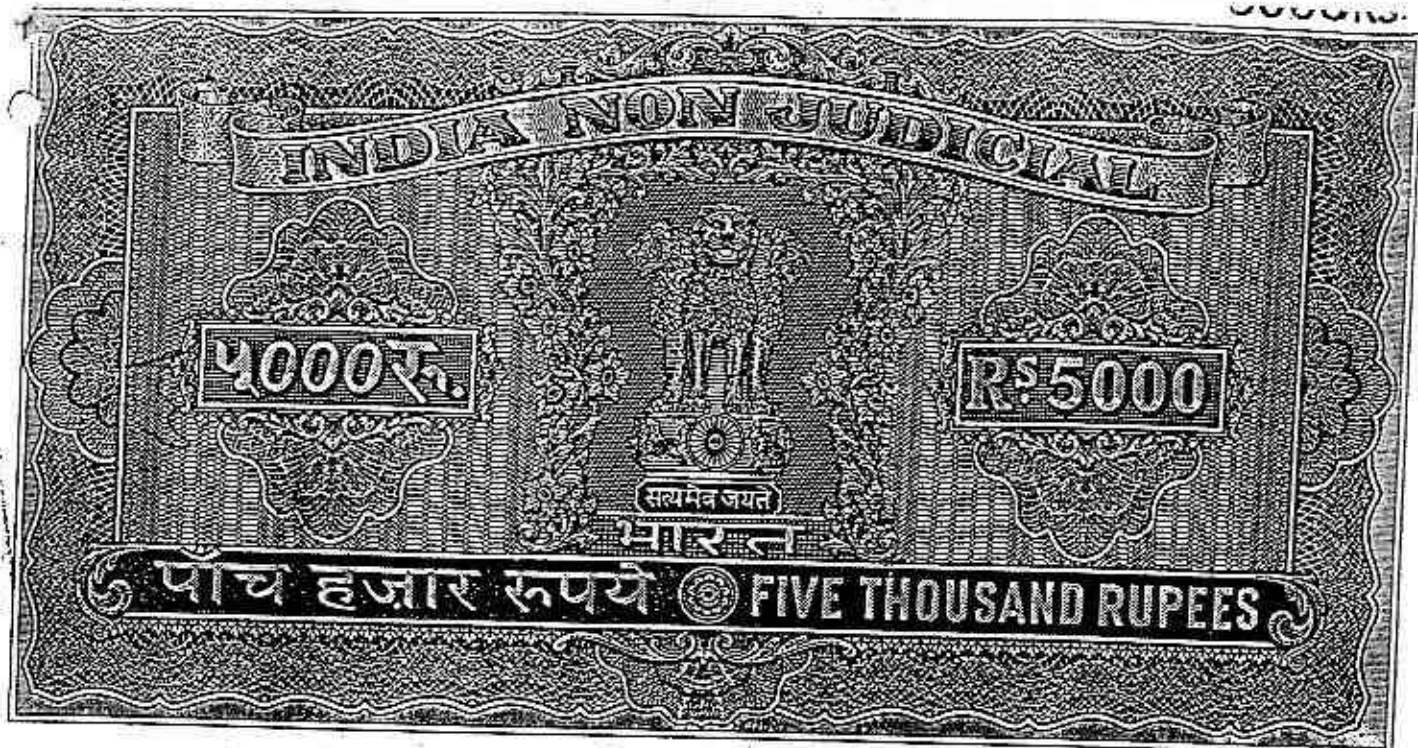
10. Transfer is approved subject to submission of No. 10000 Certificate from A.D.G. (I), P.E. (JAL) UDSEB and A.D. NOIDA.

For Mutual Insulation: (P) Ltd
Mesha K. K. K.
 Managing L.

For A.F.I.

[Signature]

Director



17. The transferee shall be bounded by the terms of allotment/deed/deed/transfer deed/as they stand amended from time to time and shall also be bound by the all rules and regulations framed by the Authority in this regard.

For Metal Insulation (P) Ltd
Museem Kunal
Managing Director

For
[Signature]
Director

28

44

Handwritten notes, possibly a signature or date, including "1701" and "4-7-71".

Stamp: MAR 1996
Stamp: APR 1996
Handwritten: 5



20RS.



13. The transferee shall be governed by provisions of J.P. [unclear]
Area Development Act, 1976.

For Metal Isolations (P) Ltd

Nabeen Kumar
Managing Director (27)

For [unclear]

[Signature]
Director

28

6 MAR 1996

1000 00

1000 00

1000 00





17. Trans-Prem shall not mortgage the property to any financial institution including banks without prior written permission from the Authority.

For M. P. Trans-Prem (P) Ltd
Arundhan Kumar
 Managing Director

For Ankha
[Signature]
 Director

20. ~~SECRET~~ ~~SECRET~~

6 MAR 1996

~~SECRET~~ ~~SECRET~~

~~SECRET~~ ~~SECRET~~



20 Rs.



in the event of any dispute legal jurisdiction shall be given to the Court of Chancery and the High Court of Chancery.

For Master (18) Ltd.
A. S. K. K. K. (29)
 Managing Director

For Arthur H. ...
Director

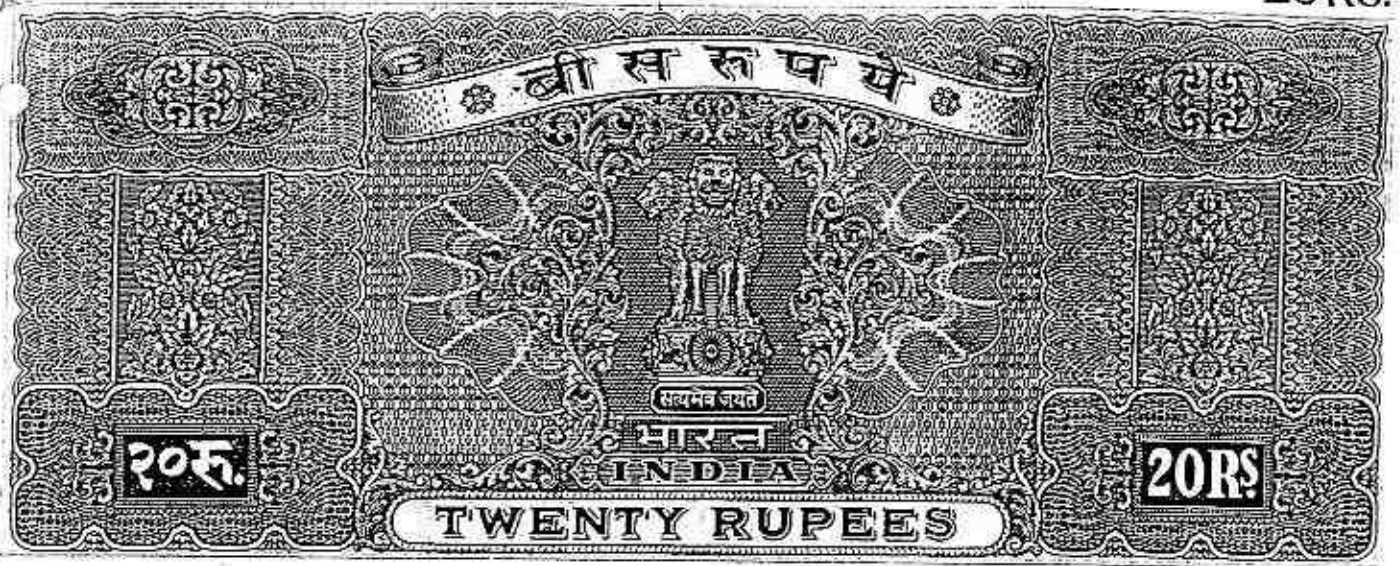
21

21 MAR 1986

5



20Rs.



That the transferor and the transferee shall be bound by the terms and condition of the Transfer Memorandum date _____ issued by the NQIDA Authority.

For *Fortis Capital (P) Ltd*

Sudesh Kumar
Managing Director

For *Arundhati*

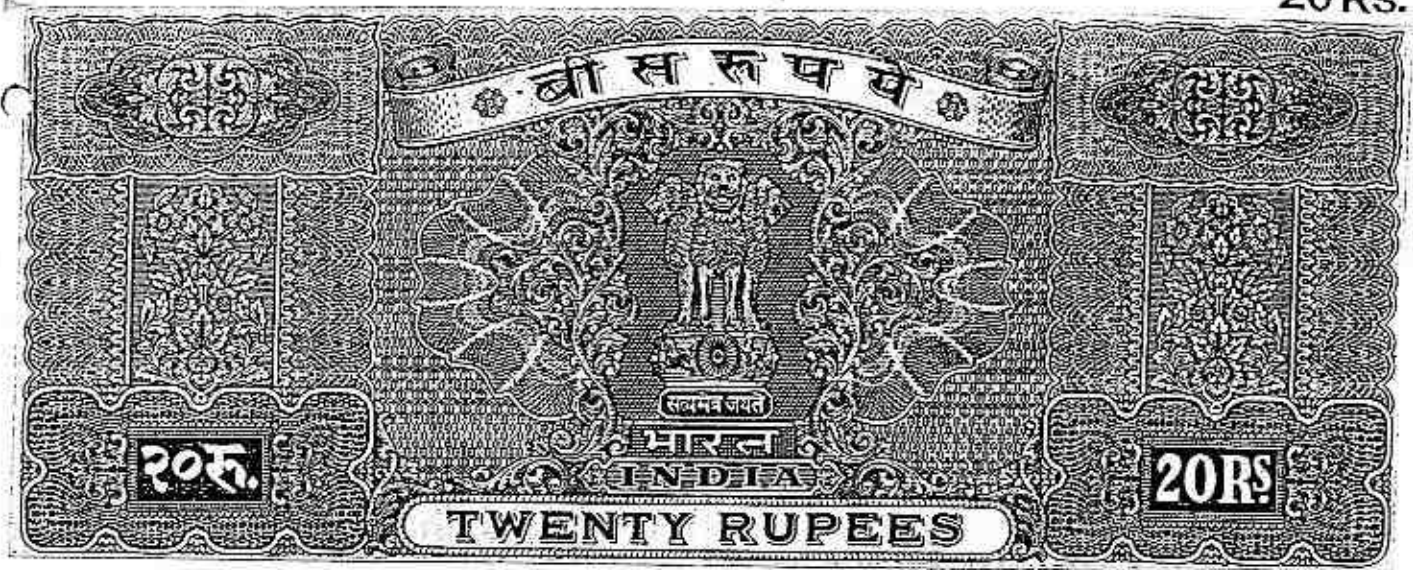
Arundhati
Director

35
6 MAR 1996
7 MAR 1996
3
[Illegible text and markings]

[Illegible markings]



20 RS.



22. Schedule of property of which lease hold rights of land and sale of super structure.

Total area _____ with covered area.

For *[Signature]*
Managing Director

For *[Signature]*
Director

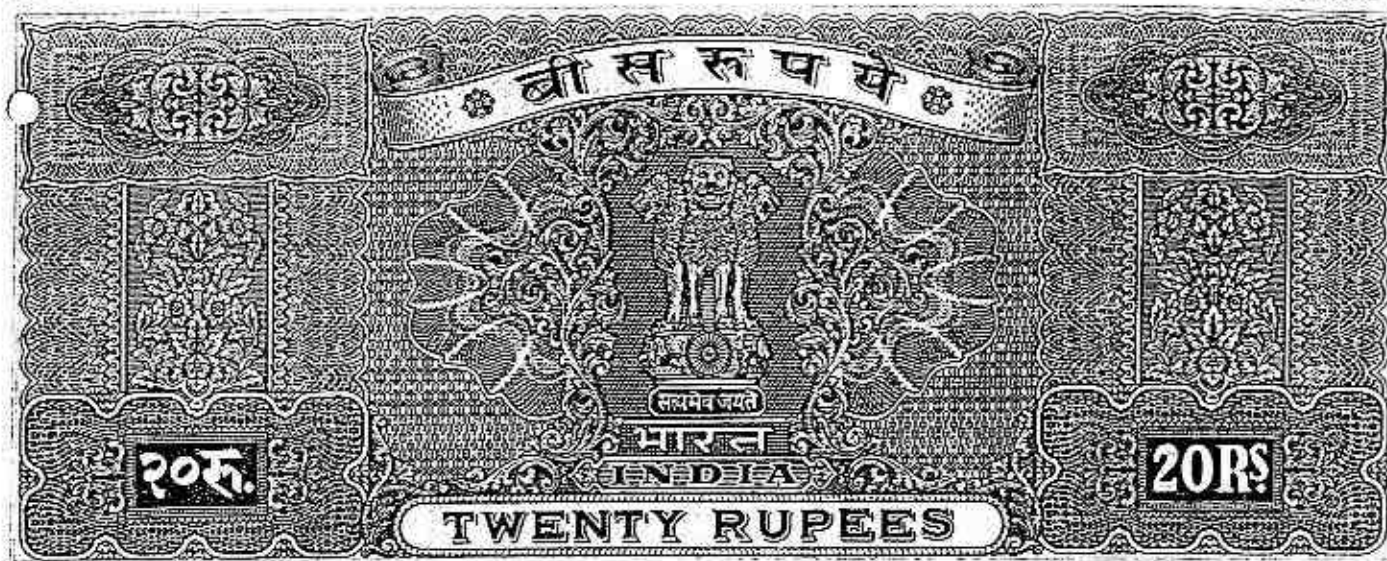
SECRET

6 MAR 1996

SECRET

SECRET





ON THE NORTH BY : Plot No. A 24 Sector-IX
 ON THE SOUTH BY : Plot No. A 26 Sector-IX
 ON THE EAST BY : Plot No. A 00 Sector-IX
 ON THE WEST BY : 12 Mtrs Wide Road.

For Director
(Signature)
 Managing Director

(37)

For Director
(Signature)
 Director

34
16 MAR 1996
3



प्राथमिक उपकरण



00AA 411492

Attached is a copy of the receipt of Industrial
No. 25, Block No. 4, sector - 17, Noida 201301 R. P. Govt.
for and on behalf of Noida Sec. Nos. 34 to 42.

Subedar K. K. K.

For Arjun K.

Arjun K.
Director

26

1/4 MAR 1995

Mkhur Export Pvt Ltd Director Satish
Chand Jain Slobren Chand Jain 5 ABels
Road civil lines New Delhi



1000Rs.



Attached with Transfer Deed in respect of industrial plot
No. = 25, Block No. A, sector -IX, Noida Sd/ R. P. Govt
for and on behalf of Noida Sel. No. 34 to 42

Susheel Kumar

For A:

[Signature]

Director

27 1980

11 4 MAR 1980

16
16
16





Attached with Transfer Deed in respect of industrial plot
 No. 25, block No.-A, sector -IX, Noida Sd/ R. P. Govil
 for and on behalf of NOIDA Sel. No. 34 to 42

Arundh K...
 Managing Director

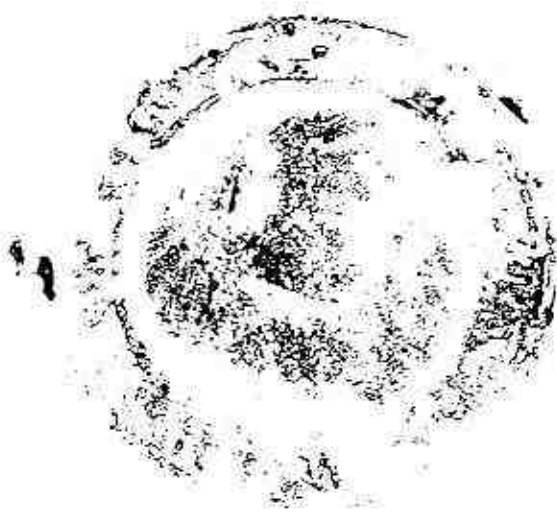
For A...
 Director

26/03/1996

1) 8 MAR 1996

76

स. वि. वि. वि.
स. वि. वि. वि.



500Rs.



Attached with Transfer Deed in respect of industrial plot
Plot No. 25, Block No.-A, sector -IX, Noida Sd/ R. P. Govt
for and on behalf of NOIDA Sel. No. 54 to 42

Indra Kumar
Managing Director

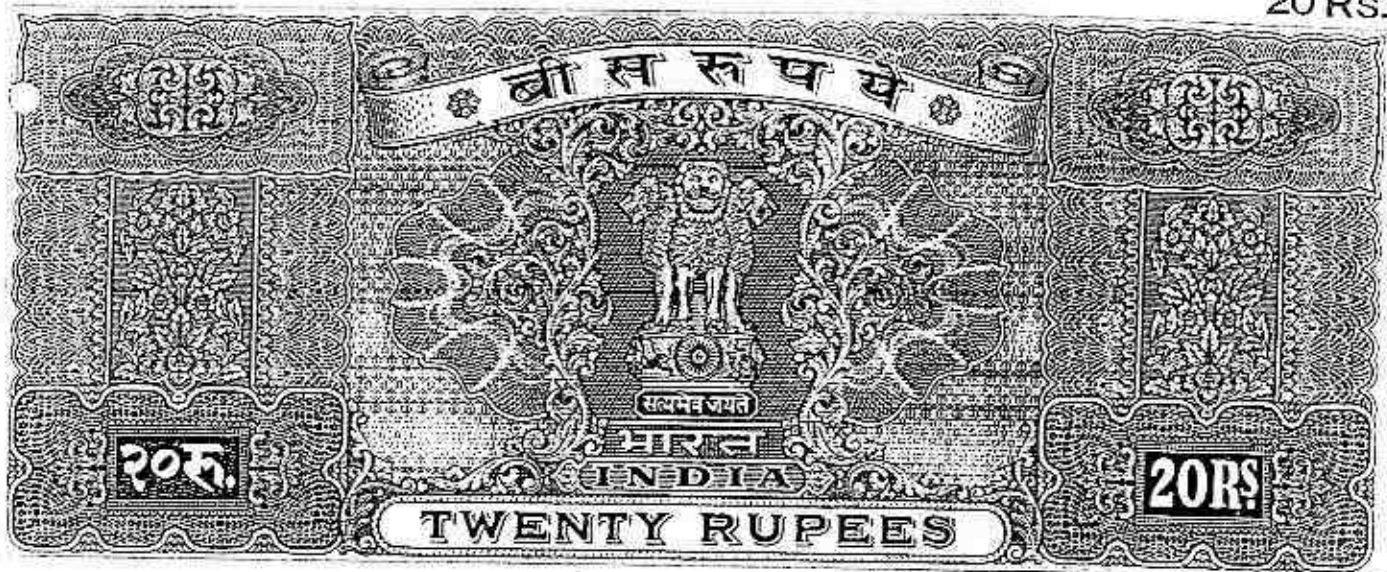
For Anshu
[Signature]
Director

28 MAR 1956

11 MAR 1956

76





Attached with Transfer Deed in respect of industrial plot
 No.= 25, block No.-A, sector -IX; Noida Sd/ R. P. Govil
 for and on behalf of NOIDA Sel. No. 34 to 42

Rubeen Khandelwal
 Managing Director

For Anshu

[Signature]
 Director

30-03-1996
17 MAR 1996
2-6-0
কমিউনিটি
সেবাস



20 Rs.



Attached with Transfer Deed in respect of industrial plot
No. = 25, Block No. A, sector -IX, Noida 20/ N. G. Road
for and on behalf of NOIDA Sel. No. 34 to 42

Indira K. Prasad
Director

For ALAGUN I

[Signature]
Director

31-11-1995

4 MAR 1996

26-11-1995

बनारस

बनारस





Attached with Transfer Deed in respect of industrial plot
 No. = 25, block No.-A, sector -IX, Noida Sd/ R. P. Govil
 for and on behalf of Noida Sel. No. 34 to 42

Subodh Kumar
 Managing Director

For Approval

[Signature]
 Director

22/3/96

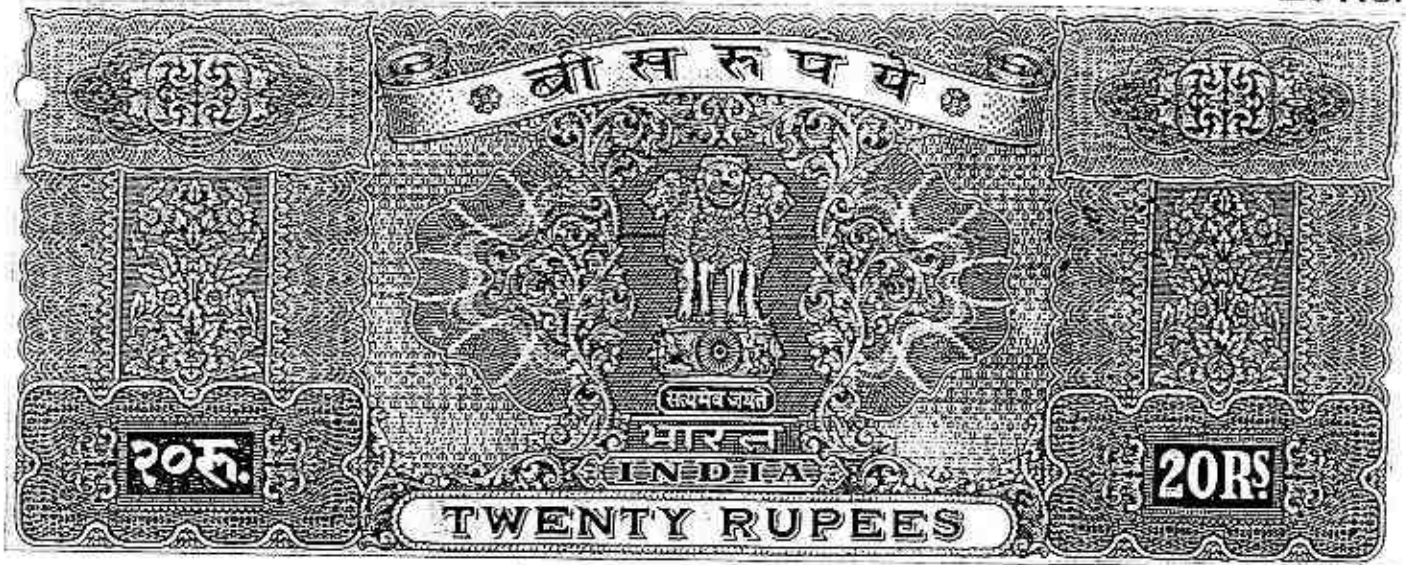
11 4 MAR 1996

1/4 MAR 1996

1/4 MAR 1996



20 Rs.



Attached with Transfer Deed in respect of industrial plot
No. 25, block No.-A, sector -IX, Noida Sd/ R. P. Govt.
for and on behalf of Noida Gel. No. 34 to 42

Susela Kumar
Managing Director

For Finance
[Signature]
Director



20 Rs.



A25 IX

Attached with Transfer Deed in respect of industrial plot
No. = 25, block No.-A, sector -IX, Noida 8d/R. P. Govil
for and on behalf of NOIDA Sel. No. 34 to 42.

Rajendra Kumar
Managing Director

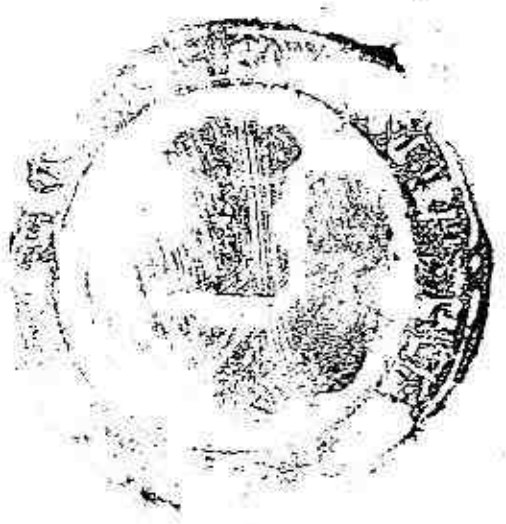
For Assets *[Signature]*
Director

34

17 MAR 1996

समाप्त व. १४

एन. सी. रजिस्ट्रार
एन. सी. रजिस्ट्रार





IN WITNESS WHEREOF, This deed of transfer was
 executed on this 15 day, May of 1996
 the year 1996 herein before mentioned.

WITNESSES:

1. *[Signature]*
2. *[Signature]*

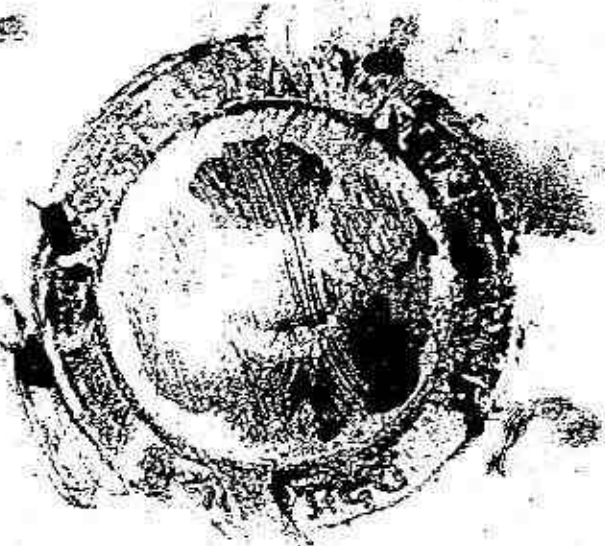
[Signature]
 FOR AND ON BEHALF OF
 THE FIRST PARTY

FOR AND ON BEHALF OF
 THE SECOND PARTY

[Signature]

[Signature]
 Smt. L. Govil Chand
 P.O. No. 14
 P.O. No. 14
 P.O. No. 14

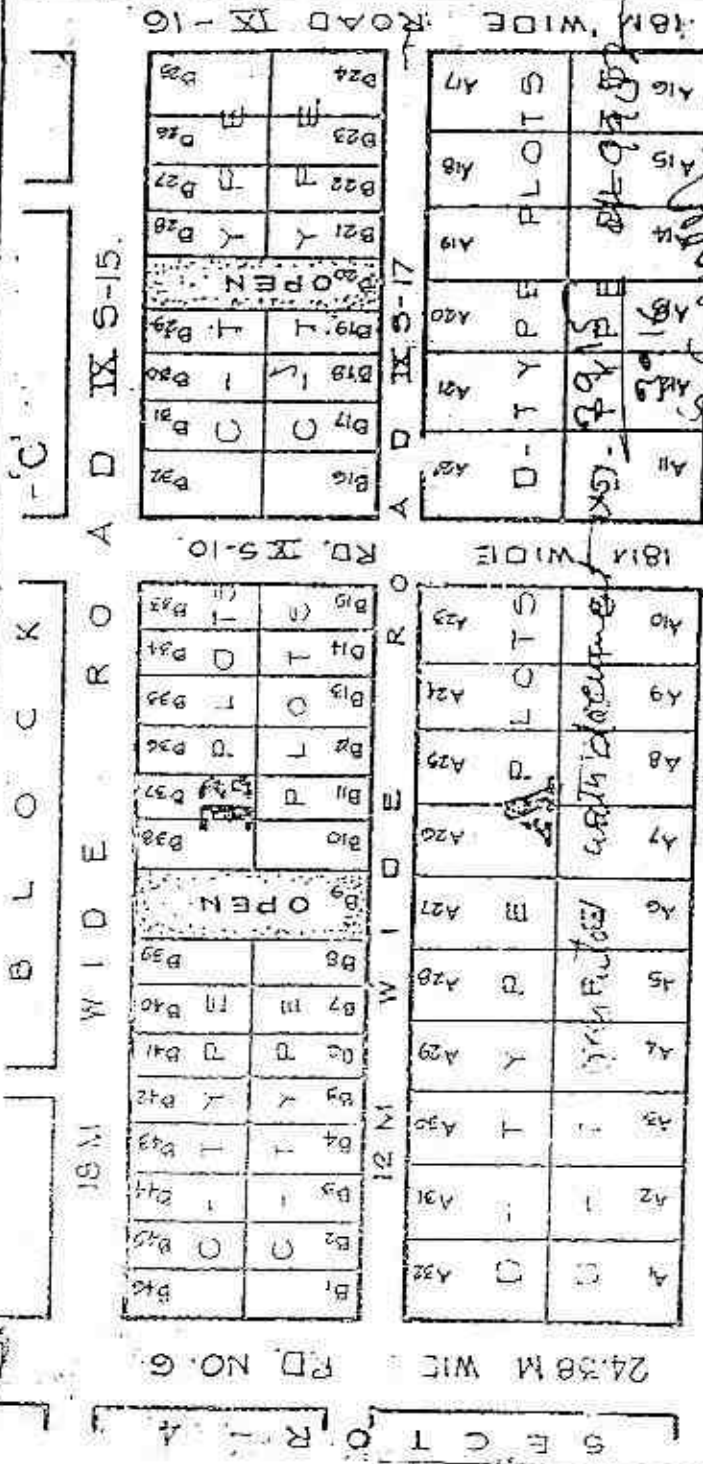
35
 703/555-1986
 3



बधा न० I जिल्द 2 के पृष्ठ 3/6 ये न० 972-973
 इही बुक न० I जिल्द 105 के पृष्ठ 907-930
 पर आज दिनांक 16-3-96 का रजिस्ट्री की गई।

सं. 105 (लिखित)

LAYOUT PLAN C= BLOCKS A&B SECTOR-IX



45 M WIDE MASTER PLAN ROAD NO. 1



FOR AND ON BEHALF OF

Sunil Kumar

Sunil Kumar

SHEET NO. 1/IX

SCALE 1:2000

J. P. BARGAVA

SP TOWN BLDG

6119

SECTION - 10

P.R.O.S.E.D. FOR H.T. LINE

E-52

11

11

11

11

11

11

RE GISTERED POST

NEW DELHI INDUSTRIAL DEVELOPMENT AUTHORITY
(BUILDING CELL)

ADMN. BLOCK BUILDING
POST OFFICE NOIDA
NCIDA
SECTOR VI
DISTT. GAZIABAD (U.P.)

NO. NCIDA/BC/BF 4397/816
Dt. 21/4/88

CHIEF EXECUTIVE OFFICER,
NEW DELHI INDUSTRIAL DEVELOPMENT AUTHORITY,
NARAYAN PRADESH

M/s. Mittal Insulations (P) Ltd.
17 S.B., Bhagrat Palace
Delhi - 6

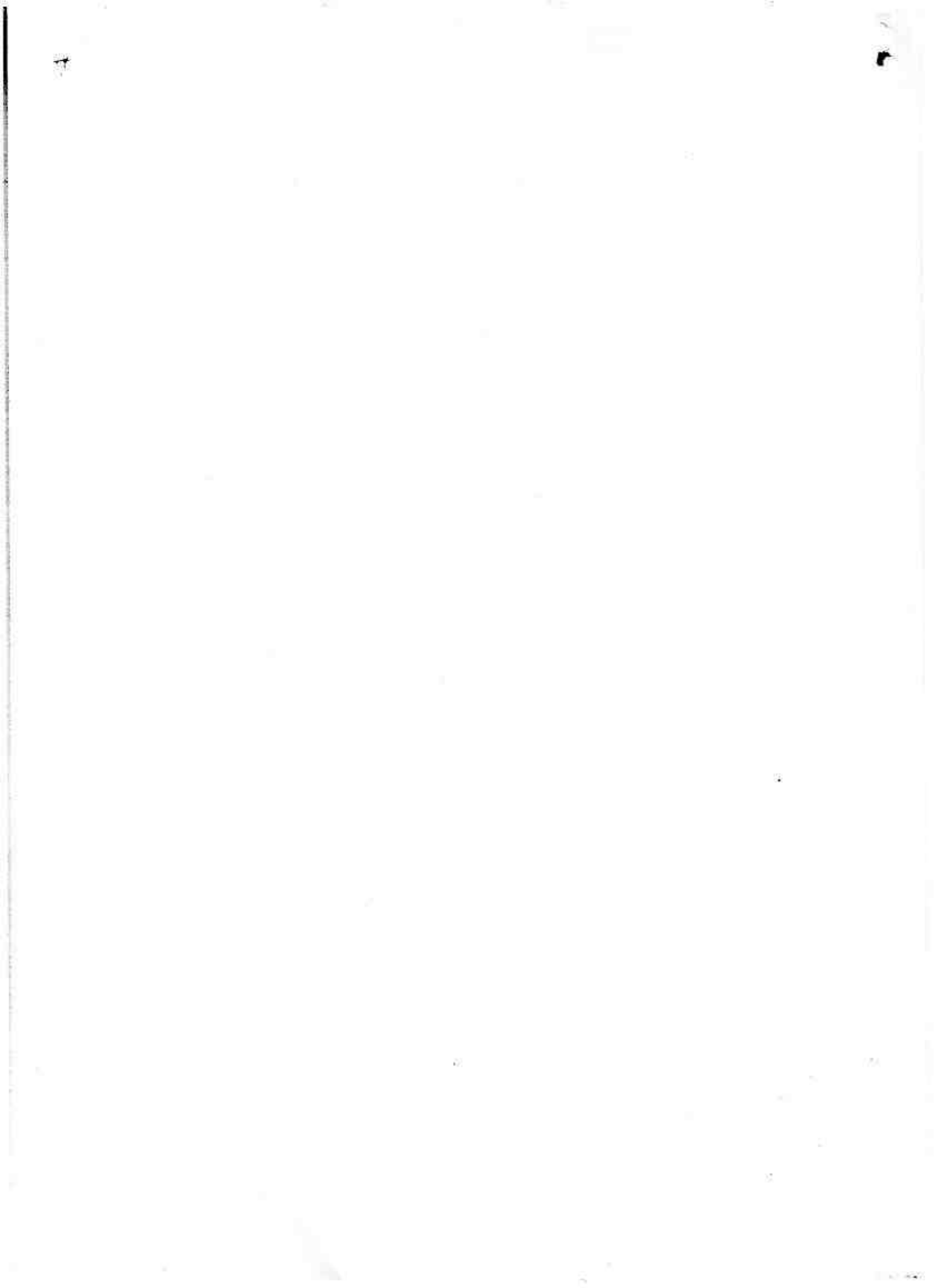
Dear Sir,

I hereby certify that the erection/re-erection/
alteration/demolition in/of building No _____
of Shere No _____ Plot No. A-25 in
Colony/Sector X road/street/block/walla/bazar
completed under the supervision of
S.K.N. AHLUWALIA Licence No Architect/Engineer
Draftman/Group Licence No NCIDA/4036 has been inspected
by the Officers of Authority and declare that the
building conforms in respect of occupancy structural
safety based upon the structural stability certificate
and the completion certificate submitted by the
concerned licensed technical personnel, fire safety
hygienic and sanitary conditions inside and the
surrounding and is fit for occupation.

Yours faithfully

A.K. Ingle

(A.K. INGLE)
ARCHITECT



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Administrative Block,
Sector - VI, NOIDA Complex,
Distt. Ghaziabad (UP)

TRANSFER MEMORANDUM

M/s International Heat Treating Co. Ltd., Bawal Bham,
allottee of plot No. A-25 Sector IX
Kasturba Gandhi Marg, New Delhi
has applied for transfer of plot/shed No. A-25 Sector IX
in favour of M/s. Mittal Industries (I) Ltd. 1758, Bhagwati Place,
New Delhi. Accordingly, the permission for transfer has been permitted
subject to the following terms and conditions:-

1. Deposit of transfer charges @ Rs. 50/- per sq. ft.
2. Clearance of all the arrears till the preceding half year by the transferee. ALTERNATIVELY transferee may clear only the interest component and outstanding arrears of premium of plot & cost of shed together with balance cost of shed and premium of plot shall be received as per norms below:-

50% of the total premium of plot : st of shed should stand remitted within 30 days from the date of this communication. Balance 70% shall be recovered along with interest @ 17% per annum to be compounded half yearly, with provision to grant rebate of 2.5% for timely payment. In ten half yearly equal instalments. However, in case of instalment shed there shall be 14 half yearly instalments, instead of ten as mentioned above.

The instalment shall become as on 30th June & 31st Dec. every year with first instalment falling due after a minimum period of 4 months from the date of this letter.

3. No objection from UPFC/Bank in case the subject property mortgaged with UPFC/Bank.

4. The transferee shall come into all commercial production within 18/12 months from this date failing which action as per rules shall be taken.

5. The transferee shall be liable to pay from the date of possession to the transferor the annual lease rent @ 2 1/2% of the total premium of plot for a period of 12 years and thereafter the same shall subject to revision after every 12 years.

6. Any other dues/arrears shall be recovered from the transferee subject to interest @ 17% per annum to be compounded half yearly with the provision to grant a rebate @ 3 1/2% for timely payment.

3

7. The transferee shall be running the project of "Electrical Supply"

subject to no objection from U.P. Pollution control board and SSI Registration. However, in case of change/addition in the project is required then the same be considered as per rules and regulations of the Authority and shall be implemented only after obtaining the prior approval of to such change, by the 'Authority'.

8. The transferee shall not undertake any change in constitution without prior approval of the Authority and the same framed by

9. The transferor/transferee shall bound to executed the legal documents after exchange possession within 30 days of issue of this letter. All the legal expenses involved in the case shall be incurred by the transferee. However, in case the legal documents are yet to be executed and registered, in such cases, the transferee shall approach this office within 40 days after the exchange of possession by due date. In case of default payment of penalty as per rules and regulations of the Authority and/or cancellation of transfer/allotment of plot and forfeiture of amount shall be made.

10. The transferee shall be bound by the terms of transfer and allotment as they stand and after being amended from time to time, and shall also be bound by all the rules and regulations framed by the Authority and are exercised from time to time. The transfer will be governed by provisions of U.P. Industrial Area Development Act, 1975.

11. In the event of dispute of any kind arising, the court of the district where property is located will have jurisdiction and in case of appeal the High Court of Allahabad.

12. This is subject to submission of original book deed at plot before execution of transfer deed.

Asstt. Development Manager (I)

NO. NOIDA/DIG/T02/86/D/A-25/132 dated 11/12/87

Copy to:-

1. Transferor.

2. Transferee.

3. FA & CAO

4. D.G.M. UPFC, Sector-VI, NOIDA.

5. A.P.O.

Asstt. Development Manager (I)

* shall be considered subject to rules and regulations.

[Handwritten signature]

Sum N. C.
Contd....p/2

Michael K. K. K.

Sum N. C.
Michael K. K. K.

Sum N. C.
Michael K. K. K.

successors and permitted assigns of the one part and,
executors, administrators, representatives and permitted as it
shall unless the context does not so admit include his heirs,
(hereinafter called 'the lessee which expression

Tandon, P/o 355, Mandla, Enlaya Man Nelly
authored regarding Ch. Sum N. C. Tandon S/o Ch. P.L.
Kartunbe Ganeli Mang, Man Nelly 110001 through it
having it held office at 201, Angal Phuman
between M/s International Trusting (Pvt) Ltd

This deed is executed this day 29th of Dec. 1987

TRANSFER DEED



18/11/60

(11-11-60)

Handwritten notes and signatures in the top right section.

Handwritten notes and signatures in the middle left section.



Handwritten notes and signatures in the middle right section.

Handwritten notes and signatures in the bottom left section.

18/11/60

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Handwritten notes and signatures in the bottom left section.

Handwritten notes and signatures in the bottom right section.



3000RS

A

-- 2 --

5th Mills Mithal Gunpowder (P) Ltd having its head
office at 1758, Bhupinder Park, Delhi through its
Director Sh. Gurmukh Singh Mithal G.R. Mithal
P/O 511, Road Nagari, Delhi-7

((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 second part and
The New Okhla Industrial Development Authority, a body
corporate constituted under section 3 of the U.P. Industrial Areas
Development Act, 1976 of the third part (hereinafter referred to
as the Authority).

Contd....p/3

McGraw Hill

Subba Rao

Subba Rao

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1.86

1.86



1.86

1.86



1.86

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1.86

1.86

23 DEC 1987



3000RS

- 3 -

WHEREAS the transferor under a deed of lease duly executed and registered on 7-12-87 in the office of the sub-registrar at Noida Complex at No. 3665 Book No. I Volume No. 54/541 paged No. 11/143 to 167 acquired lease-
 held right in the land hereinafter described and intended to be conveyed for a balance period of 90 years ~~and~~ 2-5-80

WHEREAS the transferor also entered into the sale deed hire purchase agreement with the Authority in respect of the land in respect of which the aforesaid lease has been executed ~~through a hire purchase agreement/sale deed dated:~~

AND WHEREAS on the request of transferor the authority has permitted the transferor to transfer the leasehold rights in the plot and also all the rights on the shed in favour of the transferee through office memorandum No. 10104 / D.O. 102 / 86/181 dated: 4-12-87

Sumit
 Centd...p/4

Subbar. K. K. K.

Sumit
 Subbar. K. K. K.

Sumit
 Subbar. K. K. K.



銀生土 1.11 = 2.1 - 0.98 = 1.12

74 23 DEC 1987



3000RS

- 4 -

NOW THIS DEED OF TRANSFER WITNESS THAT IN consideration of Rs. 24000/- (Rs. Twenty four thousand only) the receipt whereof the transferor hereby acknowledges, the transferor hereby transfer unto the said transferee the leasehold rights in the plot of land No. 25 Block No. A Sector No. IX situated within the New Okhla Industrial Development Area District Chazibad (U.P.) containing the measurement and area of 800 sq. mtr. be the same a little more or less and bounded as below:-

- On the North Plot No. H-24 meter 18
- On the South Plot No. A-26 meter IX
- On the East Plot No. A-8 meter IX
- On the West 12 mtr. width road.

and which said plot of land is more clearly delineated and shown in the attached plan herein marked red under the aforesaid lease:

Contd....p/5

Signature

Subscribed
Subscribed
Subscribed



RECEIVED
10.10.87

10.10.87

10.10.87

23 DEC 1987

2000Rs.



DATE: 10/10/2012

24 DEC 1987

डॉ. राजेंद्र प्रसाद



2000RS

- 6 -

2. The lessee shall pay the balance amount of the premium and instalments of hire purchase as mentioned in the original lease deed and hire purchase agreement but the interest on the balance payment shall be payable at the rate of 17% per annum with provisions of compounding every half yearly, that is to say, on 30th June and 1st January each year. However the transferee shall be entitled for a rebate of 3.5% in interest if the payment of the due amount alongwith interest is made on or before the due date.

3. The transferee shall clear all dues and arrears of UP518, Dal Nigam, Sales Tax, Excise, OPFC or (by the transferor) as mutually agreed to between transferor & transferee but the Authority shall have no responsibility for the payment of same, if any.

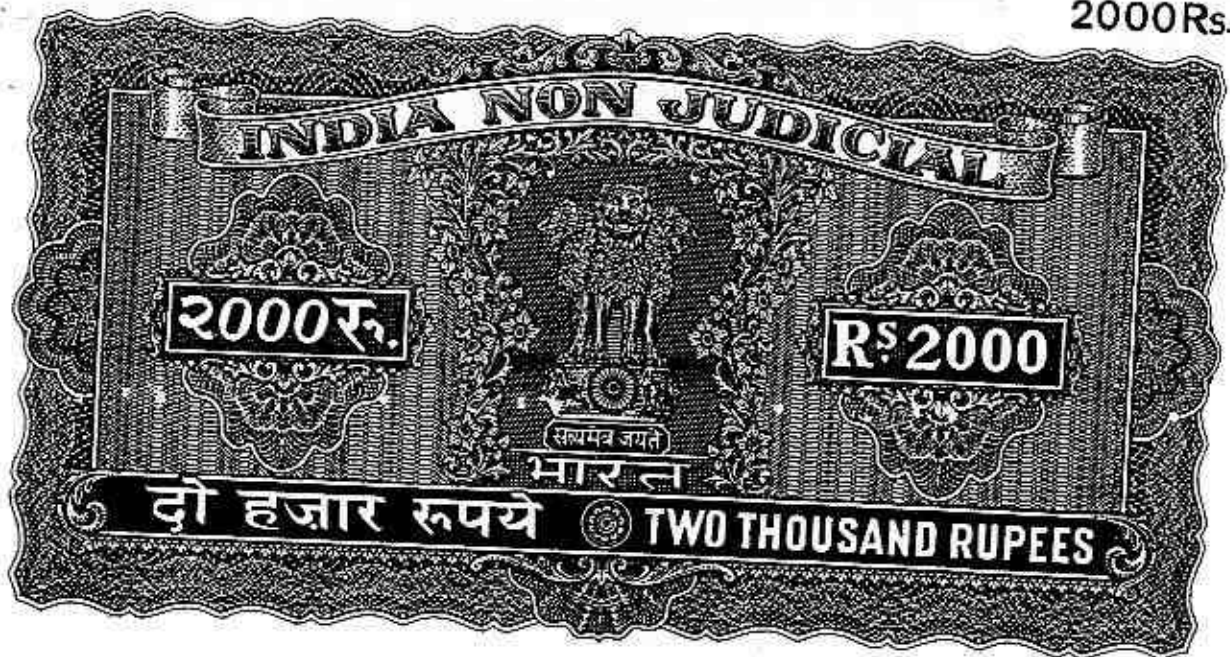
Contd...p/7

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Handwritten signatures and notes:
 Subin K. Mondal
 Subin K. Mondal



26 25
24 DEC 1987
20001



- 7 -

4. That transferee shall make the unit functional within 31-12-20 months from the date of transfer being allowed failing which the authority shall have a right to determine the lease and hire a purchase agreement in favour of the transferee and resume possession without assistance from the court and also to forfeit the amount as per authority's decision and policy.

5. The transferee shall run the project E. Technical Simulation Papers

However, in case any change/addition in the form is required then the same shall be considered as per rules and regulation of the authority and should be implemented only after obtaining the prior approval from this office, It is hereby contained that pollution cause on project will not be permitted.

Contd...p/8

[Signature]

[Signature]

24 DEC 1987

27

25

2000

[Handwritten signature]



-: 8 :-

6. That the lessee shall not employ any procession the manufacture of item approved by the lessor which may cause environmental hazard, viz, atmospheric pollution, effluent discharge, or in any form whatsoever. If in the opinion, of the lessee stated herinbefore of 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.

Arvind Kumar

Sunil Kumar

Contd....p/9

24 DEC 1987

28

ता. 2000

प्राप्त

25

वर्षा

प्राप्त





-: 9 :-

7. The transferee shall not undertake any change in constitution without prior approval of the authority and the same shall be considered subject to rules and regulations framed by the Noida in this regard from time to time.

Contd...p/10

Sulvir. K. K. K.

Sulvir. K. K. K.

[Signature]

29 '24 DEC 1937

20007
स्वास्थ्य नं. 25... शामिल किया गया

प्रमाणित किया गया कि
पहले... 30





-: 10 :-

8. The transferee shall be bound by the terms of allotment as they stand after being amended from time to time and shall also be bound by all the rules and regulations framed by the authority and are exercised from time to time in respect of the industrial area as a whole:

9. If the lessee does not abide the terms and conditions and building rules or any other rules framed by the Authority the lease may be cancelled by the lesser and the possession of the demised premises may be takeover by the lesser. And the lessee in such an event will not be entitled to claim any compensation in respect thereof.

Contd....p/11

Subedar K. Ramani

Subedar K. Ramani

[Signature]

Subedar K. Ramani

Subedar K. Ramani

Subedar K. Ramani

24 दिसम्बर 1987
DEC

क्र. ४०८/नाम. श्री गिरिलाल इन्डस्ट्रियल प्रा. लि. दिल्ली
स्टाम्प नं. पामिल किया गया

श्री. ५

प्रदीप गोयल स्टाम्प विक्रेता
पहरीय नाबियन. द. ला. नं. बी-34

नाबहा





-: 11 :-

This deed further witnesseth that the transferor has put the transferee in actual and physical possession of the plot of land and the industrial shed hereby transfereed.

Arise Kumar

Shankar Kumar

Contd....p/12

[Signature]

24 दिसम्बर 1987
DEC

सं० 21 ता० रु. 500/-
स्टाम्प सं० 08 शामिल किया गया


प्रदीप गोयल स्टाम्प विक्रेता
पहुँचीले गाँवियार, द ता० व० बी-34





-: 12 :-

The transferor further declares that the land and industrial shed/plot is freed from all encumbrances, charge claims or demands and has not done any things whereby the plot of land may be subjected to attachment or lien of any court or person and the transferor agreed to keep the transferor indemnified against such claims except the annual lease rent or any other amount (s) subsequently found payable to the authority.

Prakash Kumar
Sunil Kumar

Prakash Kumar

Sunil Kumar
Contd....2/13

[Signature]

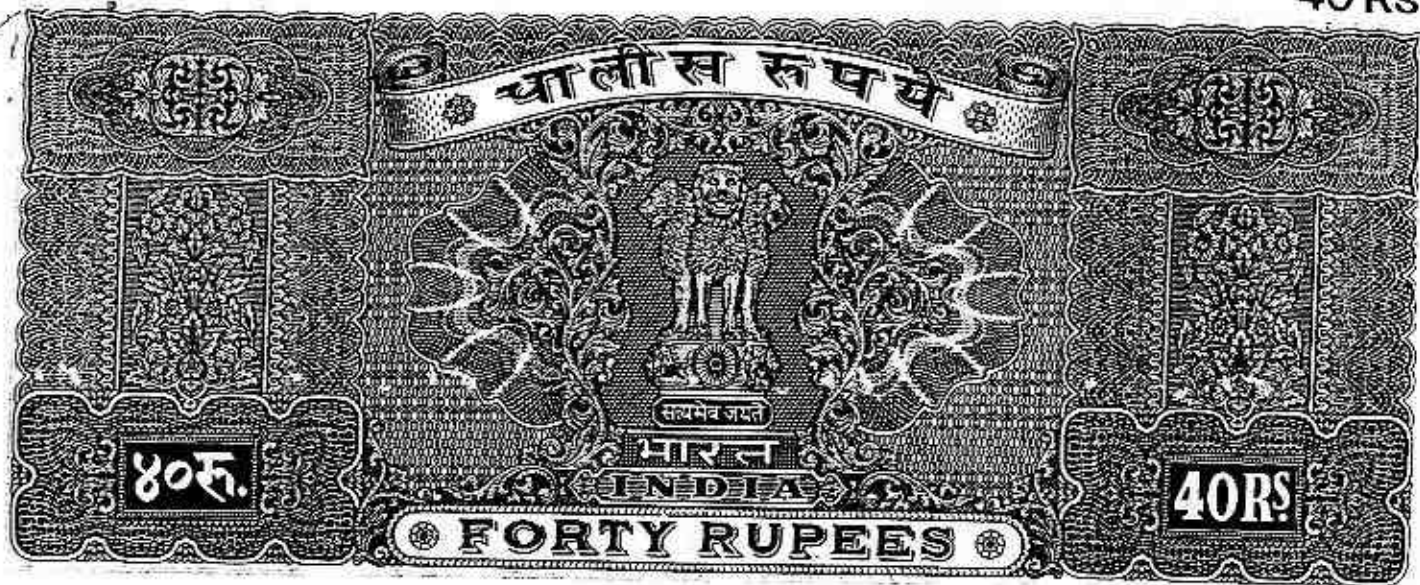
11/12/84 DEC 1987

45/...

10...

सुकेस कुमार...

प्रहरी...



-: 13 :-

In witness whereof this deed of transfer has been executed
on the day and in the year her in before mentioned.

WITNESSES:

1.

Sankh Anand

For and on behalf of the
First part.

1.

Mullik Kumar

For and on behalf of the
second part.

1.

[Signature]

For and on behalf of the
Authority.

124 DEC 1987

पृ. 12/... 40/... वा. 10/...

पु. 12/... 40/... वा. 10/... 24/12/87

पु. 12/... 40/... वा. 10/...



वहीतः जिसे 543 के लिये - 172/177 के पत्र 3915 पर मुद्रा
के 3916 पर नमूना पर भाग दिनांक 31/11/87 से है
वही - श्री मी

[Handwritten signature]

LAYOUT PLAN C= BLOCKS A&B SECTOR-IX

NO. 1

18M WIDE ROAD IX-15

BLOCK 'C'	
B1	B2
B3	B4
B5	B6
B7	B8
B9	B10
B11	B12
B13	B14
B15	B16
B17	B18
B19	B20
B21	B22
B23	B24

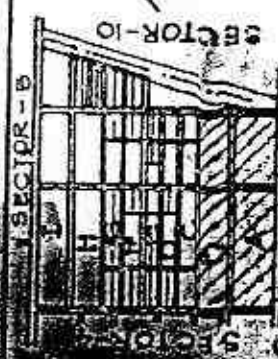
BLOCK 'A'	
A1	A2
A3	A4
A5	A6
A7	A8
A9	A10
A11	A12
A13	A14
A15	A16
A17	A18
A19	A20
A21	A22
A23	A24
A25	A26
A27	A28
A29	A30
A31	A32
A33	A34
A35	A36
A37	A38
A39	A40
A41	A42
A43	A44
A45	A46
A47	A48
A49	A50
A51	A52
A53	A54
A55	A56
A57	A58
A59	A60
A61	A62
A63	A64
A65	A66
A67	A68
A69	A70
A71	A72
A73	A74
A75	A76
A77	A78
A79	A80
A81	A82
A83	A84
A85	A86
A87	A88
A89	A90
A91	A92
A93	A94
A95	A96
A97	A98
A99	A100

18M WIDE ROAD IX-16

FOR H.T. LINE
9M WIDE S.E.D. CORRIDOR
B.R.O.P.O.S.E.D.
OPEN

SECTOR-10

18M WIDE MASTER PLAN ROAD NO. 1



KEY PLAN

END AND ON BEHALF OF

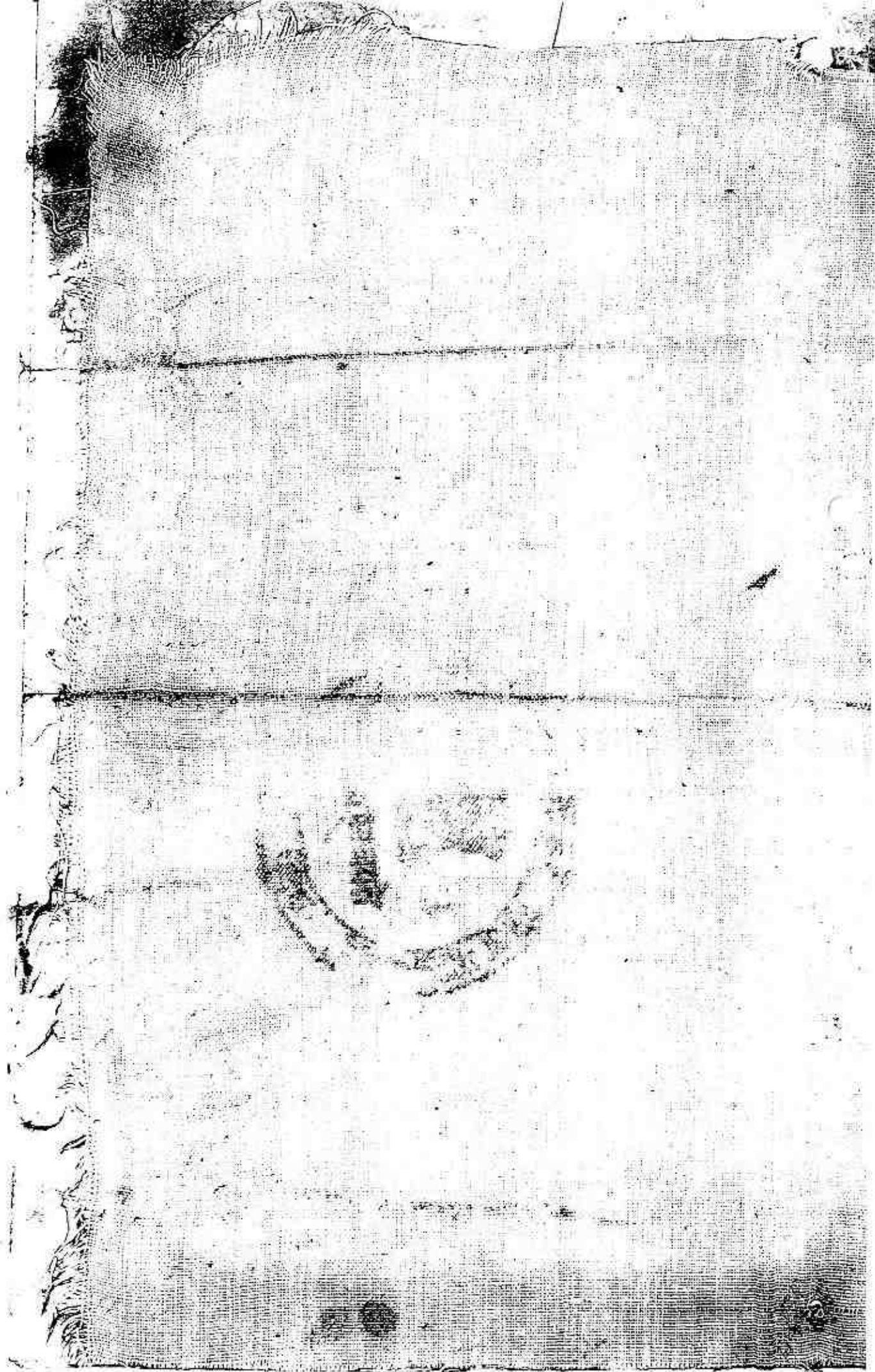
[Signature]

[Signature]

SHEET NO. 1/IX

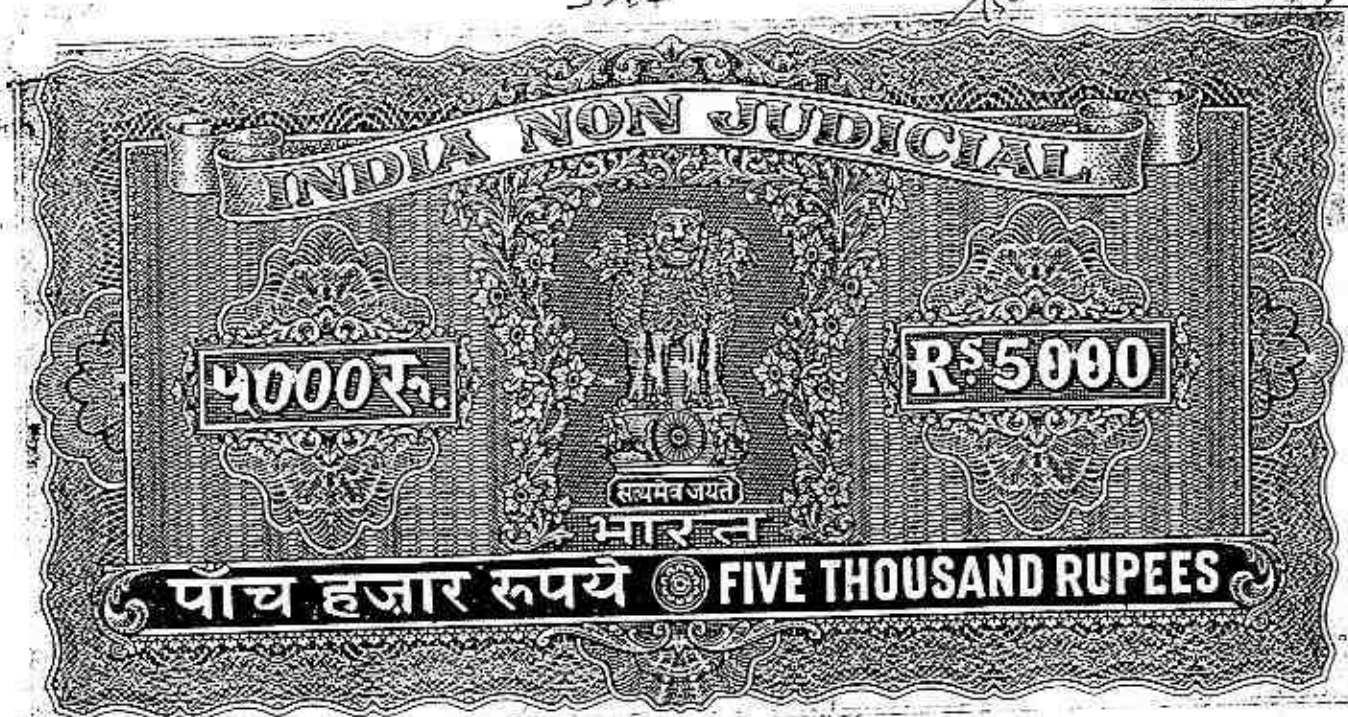
SCALE 1:2000

J. P. BHARGAVA
SR. TOWN PLANNING
OFFICER



3915

5000RS



TRANSFER DEED

This deed is executed this day 29th of Dec 1987

between M/S International Plant Trading (Pvt) Ltd
having its regl-office at 201, Ansal Bldg
Kasturba Granelli Marg, New Delhi 110001 through its
authorised signatory Sh. Suresh Tandon S/o Sh. P.L.
Tandon, P/o 355, Mandirani Enclave New Delhi

(hereinafter called ' the les ee which expression
 shall unless the context does not so admit include his heirs,
 executors, adminstrators, representatives and permitted as its
 successors and permitted assigns of the ere part and.

Suresh Tandon

Suresh Tandon
 Contd.....p/2

[Signature]

4.10

[illegible]



-: 2 :-

SH M/S Mittal Gurulathing (P) Ltd housing etc. regd.
Office at 1758, Bhagirathi Palace Delhi through etc.
Director Sh. Guresh Kumar Mittal S/O Sd. G. R. Mittal
R/O 5/1, Roop Nagar Delhi-7

((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 second part and

The New Okhla Industrial Development Authority, a body
corporate constituted under section 3 of the U.P. Industrial Area
Development Act, 1976 of the third part (hereinafter referred to
as the Authority).

Sh. G. R. Mittal

Sh. G. R. Mittal
Contd....n/3

[Signature]



- 3 :-

WHEREAS the transferor under a deed of lease duly executed and registered on 7-12-87 in the office of the sub-registrar at Noida Complex at No. 3665 Book No. I volume No. 542/541 pages No. 11/143 to 167 acquired leasehold right in the land hereinafter described and intended to be conveyed for a balance period of 90 years since 2-5-80

WHEREAS the transferor also entered into the sale deed hire purchase agreement with the Authority in respect of the ^{Plot} shed No. 25 Block No. A Sector No. 18 standing upon the land in respect of which the aforesaid lease has been executed ~~through a hire purchase agreement/sale deed dated:~~

AND WHEREAS ON the request of transferor the authority has permitted the transferor to transfer the leasehold rights in the plot and also all the rights on the shed in favour of the transferee through office memorandum No. NOIDA/DDC/TO2/86/18/A-25/1232 ~~also~~ dated: 4-12-87.

Signature

Signature
Contd....p/4

23 DEC 1987
74 30.00 रु.
स्टाम्प नं. 73 शामिल किया गया

प्र. वि. नं. 1000 वि. को. 10
नं. 1000 वि. को. 10 जी. 30





- 4 :-

NOW THIS DEED OF TRANSFER WITNESS THAT in consideration of Rs. 2,40,000/- (Rs. Two lac forty thousand only) the receipt whereof the transferor hereby acknowledges, the transferor hereby transfer unto the said transferee the leasehold rights in the plot of land No. 25 Block No. A Sector No. IX situated within the New Okhla Industrial Development Area District Ghaziabad (U.P.) containing the measurement and area of 8002 sq. sq. mts. be the same a little more or less and bounded as below:-

On the North Plot No. A-24 meter 18
 On the South Plot No A-26 meter 18
 On the East Plot No. A-8 meter 18
 On the West 12 mt. wide road.

and which said plot of land is more clearly delineated and shown in the attached plan herein marked red under the aforesaid lease;

Contd....p/5

Suben K. Kaur

Sunil Kumar

25 '23 DEC 1987
नं०..... ह०..... 3009/.....
स्टाम्प नं०..... 73. शामिल किया गया

परब्रिद गोमन स्टाम्प विक्रेता
दृष्टिगत गतिविधि 73 नं० 10 जॉ. 30



- 5 -

The aforesaid transferees, their heirs, executors and assigns shall be entitled to hold the said plot of land for the remaining period of 90 years ^{upto 1-5-80} subject to payment of lease rent hereinafter provided. The transferee shall be bound by the terms and conditions contained in original lease deed and heirs purchase agreement subject to modifications hereinafter mentioned to which the transferee has agreed.

1. That the lessee shall pay unto the lessor at its office or as otherwise directed lease rent in advance on yearly basis. The lease rent would be Rs. 6000/- annually for the first 12 years chargeable from the date of execution of the lease deed and would be payable within 10 days from the date of execution of the lease deed. Subsequently the lessee shall pay lease rent annually in advance without waiting for any demand notice or reminder thereof. The lease rent would be enhanced after every 12 years, from the date of execution of the deed by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement. In case of default in payment of lease rent, @ 17% per annum compounded every half yearly would be chargeable for the delayed period. The lease rent will be revised a supplementary deed will be executed.

Contd....p/6

25 24 DEC 1947
सं. 2000/म. सं. मिहल ई. लुईस प्रा. लि. दिल्ली हाना सं. मिहल
स्टाम्प नं. मिहल लि. गरा
कुमर मिहल

म. व. सं. नं. १०००
म. व. सं. नं. १०००





-: 6 :-

2. The lessee shall pay the balance amount of the premium and instalments of hire purchase as rent on the dates mentioned in its original lease deed and hire purchase agreement but the interest on the balance payment shall be payable at the rate of 17% per annum with provisions of compounding every half yearly, that is to say, on 30th June and 1st January each year. However the transferee shall be entitled for a rebate of 3.5% in interest if the payment of the due amount alongwith interest is made on or before the due date.

3. The transferee shall clear all dues and arrears of UPSID, Jal Nigam, Sales Tax, Excise, DPFC or (by the transferor) as mutually agreed to between transferor & transferee but the Authority shall have no responsibility for the payment of same, if any.

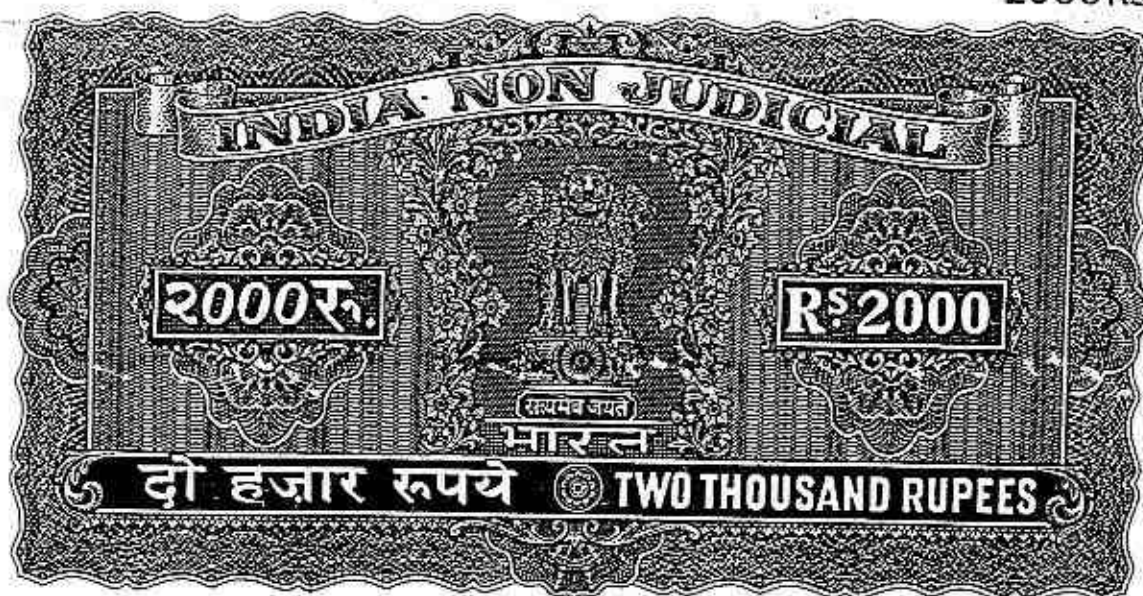
Contd....p/7

Signature
Signature

Signature

24 DEC 1987
26 2000/-
25





-: 7 :-

4. That transferee shall make the unit functional within by 31-12-80 months from the date of transfer being allowed failing which the authority shall have a right to determine the lease and his purchase agreement in favour of the transferee and return possession without assistance from the court and also, to forfeit the amount as per authority's decision and policy.

5. The transferee shall running the project Electrical Simulation Papers

However, in case any change/addition in the scheme is required then the same shall be considered as per rules and regulation of the authority and should be implemented only after obtaining the prior approval from this office, It is hereby contained that pollution cause on project will not be permitted.

Contd...o/8

Subir Kumar

Subir Kumar

24 DEC 1987

27.

25

2000

[Handwritten signature]



-: 8 :-

6. That the lessee shall not employ any procession the manufacture of item approved by the lessor which may cause environmental hazard, viz, atmospheric pollution, effluent discharge, or in any form whatsoever. If in the opinion, of the le see stated herinaefore of account of any activity being carried out in the demised premises, the lessor shall have the right to force the lesser to cease the activity and take suitable measures as the lesser may deem fit.

Shri. K. K. K.

Shri. K. K. K.

Conte....p/9

28- 24 DEC 1987
25- 2000. *[Signature]*





-: 9 :-

7. The transferee shall not undertake any change in constitution without prior approval of the authority and the same shall be considered subject to rules and regulations framed by the Noida in this regard from time to time.

Contd....p/12

Subir Kumar

Sunil

77

29 24 DEC 1937
2000/

25





-: 10 :-

8. The transferee shall be bound by the terms of allotment as they stand after being amended from time to time and shall also be bound by all the rules and regulations framed by the authority and are exercised from time to time in respect of the industrial area as a whole:

9. If the lessee does not abide the terms and conditions and building rules or any other rules framed by the Authority the lease may be cancelled by the lesser and the possession of the demised premises may be taken over by the lesser. And the lessee in such an event will not be entitled to claim any compensation in respect thereof.

Subedar Kumar

Contd....p/11

Subedar Kumar

Subedar Kumar

Subedar Kumar

Subedar Kumar

24 दिसम्बर 1987

१००० पा०..... १०००/१ नाम..... संजितल डूलेडाम फाठलेठरिली डामलेडाम
 स्वास्य व०..... पाविल किया गया

प्रदोष प्रीयत स्टाम्प विक्रेता
पहिली नाजिय बंद वा० त० बी-34



500Rs.



-: 11 :-

This deed further witnesseth that the transferor has put the transferee in actual and physical possession of the plot of land and the industrial shed hereby transferred.

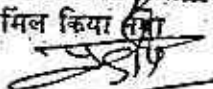
Subodh Kumar

Sanku An

Contd....p/12

[Signature]

24 दिसम्बर 1987
DEC

सं० २१ ता० र. ५००/५००
प्रमाण सं० ०४ शामिल किया गया


प्रदीप गोयल स्टाम्प विक्रेता
पहुशील गांधीबाद, द ला० व० बी० ३५



40 Rs.



-: 12 :-

The transferor further declares that the land and industrial shed/plot is freed from all encumbrances, charges, claims or demands and has not done any things whereby the plot of land may be subjected to attachment or lien of any court or person and the transferor agreed to keep the transferee indemnified against such claims except the annual lease rent or any other amount (s) subsequently found payable to the authority.

Abdullah Khamdani

Sum Q...

Abdullah Khamdani

Sum Q...

Contd....p/13

[Signature]

12 4 DEC 1987

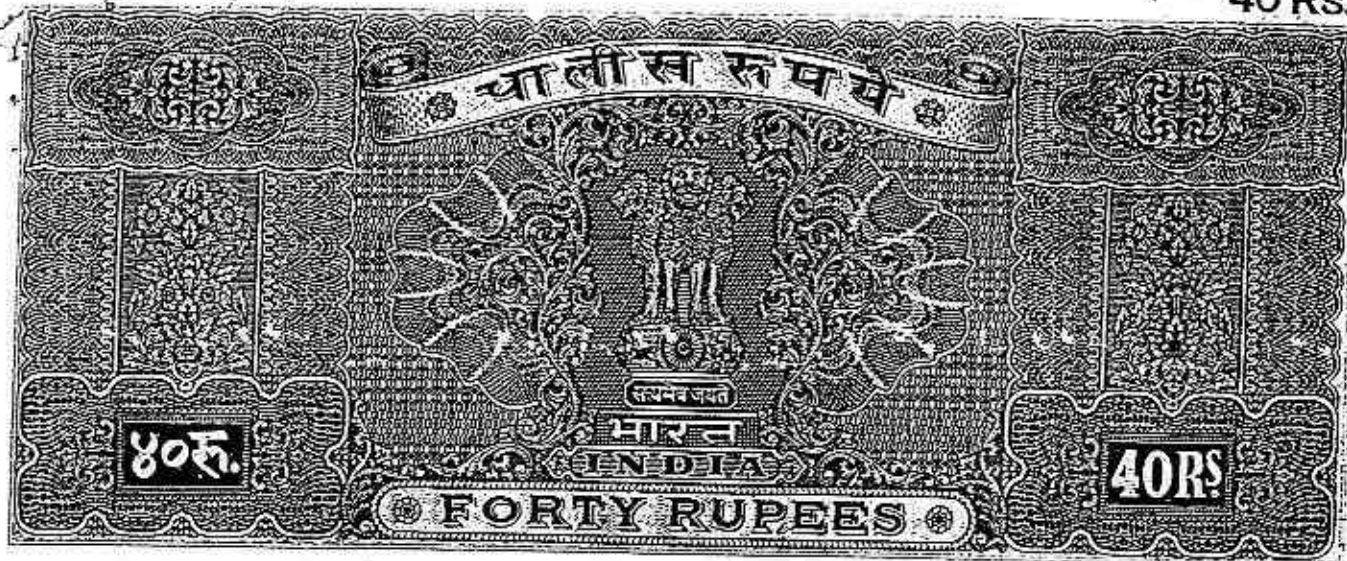
..... ४०० ४०० ४०० ४००

..... १० १० १० १०

कुंजेश कुमार/कुंजेश कुमार/कुंजेश कुमार

विद्युत वितरण विभाग व. व. १९ २५/१२/८७

40 Rs.



-: 13 :-

In witness whereof this deed of transfer has been executed
on the day and in the year herein before mentioned.

WITNESSES:

1.

For and on behalf of the
First part.

1.

For and on behalf of the
second part.

1.

For and on behalf of the
Authority.

124 DEC 1987

व०. 12/.../...
दिनांक 10/...

मुद्रा...
24/12/87



अधीनस्थ शिक्षक संघ के समी - 172/177 में 3915 संयुक्त
के 3916, प्र. नं. 211, प्र. भाग, दिनांक 31/11/87 से
वर्ग: A नई

[Signature]
Sik

PLAN C- BLOCKS A&B SECTOR IX

WALTON

B L O C K X I C

10M WIDE R O A D IX 5-15.

B1		B2	O	B3	I	B4	I	B5	I	B6	I	B7	M	B8		B9	OPEN	B10		B11	I	B12	I	B13	O	B14	I	B15	()	B16	()
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12 M	W	T	D	E	R
A32	D	-	-	-	-
A31	-	-	-	-	-
A30	T	-	-	-	-
A29	Y	-	-	-	-
A28	D	-	-	-	-
A27	E	-	-	-	-
A26	-	-	-	-	-
A25	-	-	-	-	-
A24	-	-	-	-	-
A23	-	-	-	-	-

B24					
B23	W	W			
B22	U	U			
B21	X	X			
B20 OPEN					
B19	+	+			
B18	1	1			
B17	0	0			
B16					

41	42	43	44	45	46	47
48	49	50	51	52	53	54
55	56	57	58	59	60	61
62	63	64	65	66	67	68
69	70	71	72	73	74	75
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83	84	85	86	87	88	89
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349	350	351	352	353	354	355
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412	413	414	415	416	417	418
419	420	421	422	423	424	425
426	427	428	429	430	431	432
433	434	435	436	437	438	439
440	441	442	443	444	445	446
447	448	449	450	451	452	453
454	455					

WIDE MASTER PLAT. ROAD NO. 1

SECRET - 10.

P.R.O.F. O.S.E.D.
91M WIDE T. LINE
FOR H.T. CORRIDOR

A black and white photograph of a building facade. The building features a grid of windows. A sign on the right side of the facade reads "SECTOR-10". The image is oriented horizontally, but the text "SECTOR-10" is written vertically.

FOR AND ON BEHALF OF

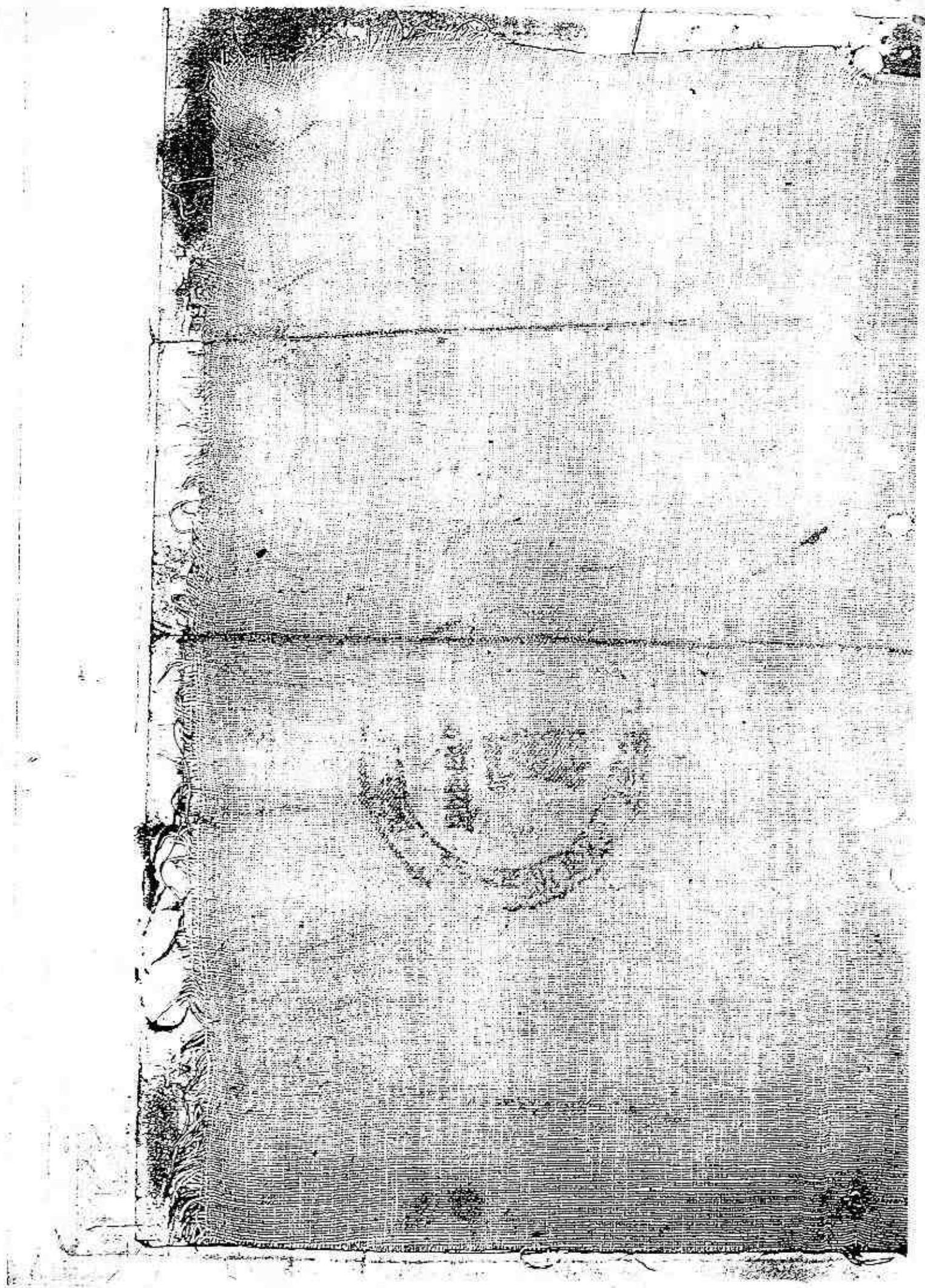
August 1892

Abdool Kurnool

SHEET NO. 1/IX

SCALE: 1:2000

J. P. BARGAVA
82 TOWN ST. S. E.



REC'D.

New Okhla Industrial Development Authority,
Administrative Block, Sector VI,
NOIDA Complex, Distt Ghaziabad.

Regn. No. 11273/MECH/IN/VI

DATED: 29.12.79

M/S. International Heat Treating Pvt Ltd.
E-25, Defence Colony,
NEW DELHI - 110024.

subject:- Allotment of Industrial Plot No. 25
Block No. A Sector No. VI
In New Okhla Industrial Development
Area.

Dear Sir(s),

With reference to your application No. _____

As Above for the allotment of Industrial plot in the
New Okhla Industrial Development Area, the New Okhla Industrial
Development Authority (hereinafter referred to as 'the Authority')
has been pleased to allot the plot no. 25 in Block A
in Sector No. VI in the New Okhla Industrial Area to manufac-
ture/set up Metal Cutting blades Machine tools

subject to SSI registration.

2. The area of the plot by precise measurement is 800
Sq.mt. You are therefore, requested to deposit an amount of
Rs. 5370/- (Rupees Five thousand three hundred &
seventy only) as the allotment money by bank draft(s) in favour
of the New Okhla Industrial Development Authority, New Delhi in
respect of the plot allotted to you.

(a) Actual area of the plot 800 Sq.mts.

(b) Rate of land of plot Rs. 76/- per sq.mts.

(c) Higher rate charged on account of being:

(i) a corner plot.

(ii) a plot on wider road.

(iii) _____

(d) Total amount of reservation and allotment money equal to 30%
of the provisional premium of the plot allotted Rs. 18240/-

(e) Total amount deposited by the applicant by way of earnest money
and/or reservation money Rs. 12870/- only.

(i) Any money received by transfer from DDARs. NIL only.

(ii) Total amount received by the authority on behalf of the

12870/-

(c) Balance amount to be paid by the allottee (d-e) (ii) - Rs. 5370/- only.

3. You are requested to execute the licence agreement on a non-judicial stamp paper worth Rs. 5.00 on the prescribed form of the Authority and get the same registered by or on 29-01-86 (within 30 days from the date of allotment) after depositing the said amount mentioned in paragraph 2 (f).

Therefore, you are requested to meet the Dev. Manager on any working day between 11.00 a.m. to 1.00 p.m. in room VI/COC/3A at the Authority's Office situated at Sector VI, NOIDA Complex, Distt. Ghaziabad, to execute the licence agreement on the requisite U.P. Stamp Paper on the prescribed form of the Authority.

4. The date of issue of this letter shall be the "date of allotment" of the plot in your favour.

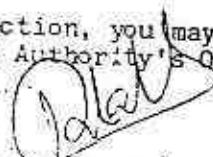
5. In case you do not deposit the amount mentioned in paragraph (2) (f) within the stipulated period, the Authority shall have every right to cancel the allotment in paragraph (2) (c)(iii) above shall be forfeited.

6. The provisional premium of the plot allotted is Rs. 60,800/- only. You shall further have to pay yearly rent at rate of 20 paise (twenty paise) per sq.mts. during the first 33 years at the rate of 30 paise (thirty paise) per sq.mts. during the next 33 years after the expiry of first 33 years and at the rate of 40 paise (forty paise) per sq.mts. during the next 33 years after the expiry of first 66 years. The average annual rent of the plot allotted is Rs. 240/- only, you are requested to ascertain the stamp duty from the Sub-Registrar concerned, and to purchase the requisite U.P. Stamp Paper required for execution and Registration of Lease Deed from the authorised stamp vendor/Treasury Office concerned.

7. The standard draft of the licence agreement and the lease deed can be obtained by you in the Authority's Office between 10.00 a.m. to 1.00 p.m. every day except on Sundays and Public Holidays, on payment of Rs. 5.00 per set each as its cost. You shall have to abide by the terms and conditions of the Licence Agreement and lease deed. However, you may please bear in mind that any change alterations and modification in the terms and conditions of the licence agreement or of the lease deed at any time before its execution shall be binding on you.

A guidelines for getting power, water, sewerage, execution of licence agreement etc. is enclosed as annexure-I.

For all further actions in this connection, you may please keep in touch with the Dev. Manager at the Authority's Office.


For and on behalf of
NEW OKHLA INDUSTRIAL DEVELOPMENT
AUTHORITY.

Encl: Annexure-I.

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
 1/1, Industrial Building, New Okhla Industrial Development Area,
 Delhi-110024

Plot No. 11273/Recd. 10/7/80

None of the above
 M/s International Realty Pvt. Ltd.
 E-35 Defence Colony
 New Delhi-110024

Plot No. 25 Block No. A Sector No. IX
 New Okhla Industrial Development Area.

Plot No. _____ Dimension of plot _____ Area in Sq.mt. _____ Remarks _____

A-25

North... 40.00 m.
 South... 40.00 m.
 East... 20.00 m.
 West... 20.00 m.

8000 Sqm

Sketch showing dimensions of the plot is enclosed herewith

We have taken over the possession of the plot No. A-25
 Block No. A Sector No. IX in the New Okhla Industrial
 Development Area today on the 24/5/80 1980
 hours 2.10 P.M.

We have satisfied myself/ourselves with the measurement
 and demarcation and area of plot.

POSSESSION HANDED OVER BY:

POSSESSION TAKEN OVER BY:

On behalf of New Okhla Industrial
 Development Authority.

[Signature] 24/5/80

OR FOR:

1. Allottee of the plot.

2. A.B.D. Landlord.

3. A.D. of the plot.

4. Any other person.

ATTESTING ENGINEER

[Signature] 24/5/80
[Signature] 24/5/80
[Signature]





Lease

(BIPIN GAUR)
for and on behalf of NOIDA-----2/-

Suresh Pandey

6047 नवम्बर 1987 6000/- एयर नेशनल टिचिंग प्रा. लि. कोल्हापूर
 सुरक्षा एन्डन

प्रमाणित कर देना 10/11/87
 महसूल नमूने के तहत 10/11/87

leased 60,000/-
 A.R. 240/-

उत्तरांचल प्रदेश, उत्तरांचल प्रदेश
 251-15-276-6000
 10-

सुरक्षा एन्डन
 सुरक्षा एन्डन

355 संचालिका संचालित किया

नियमों के तहत 10/11/87
 नमूने के तहत 10/11/87
 नमूने के तहत 10/11/87

10/11/87

Sumat Ramola

60,000/-
 10/11/87

10/11/87

10/11/87



10/11/87

200Rs



-: 2 :-

deed

(BIPIN GAUR)
FOR AND ON BEHALF OF NOIDA-----3/-

Sanskrit

27 नवम्बर 1987
NOV 2001
स्टाम्प नं०..... 6-8 शामिल किया गया

प्रविन्द गोयल स्टाम्प विक्रेता
तहसील पात्रियावाट ला० नं० जी. 30

Sunest Ranch



Subba. K. Kumbh



Dr. S.



Shivaji

200Rs.



-: 3 :-

in

(BIPIN GAUR)
for and on behalf of NOIDA-----4/-

Suresh Panda

62 27 नवम्बर
NOV 1987
1987-88
संख्या २००४
स्थान २००४

प्रमाणित किया गया

हरचन्द्र गोयल स्टाम्प विक्रेता
महतीस बाजिमार्गद बा. २० वी ३०



200Rs.



-: 5 :-

Industrial

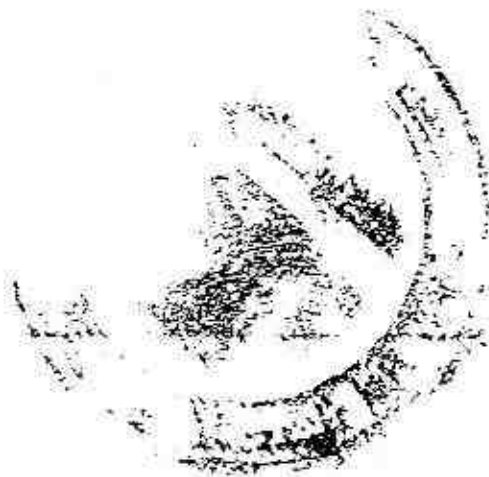
B

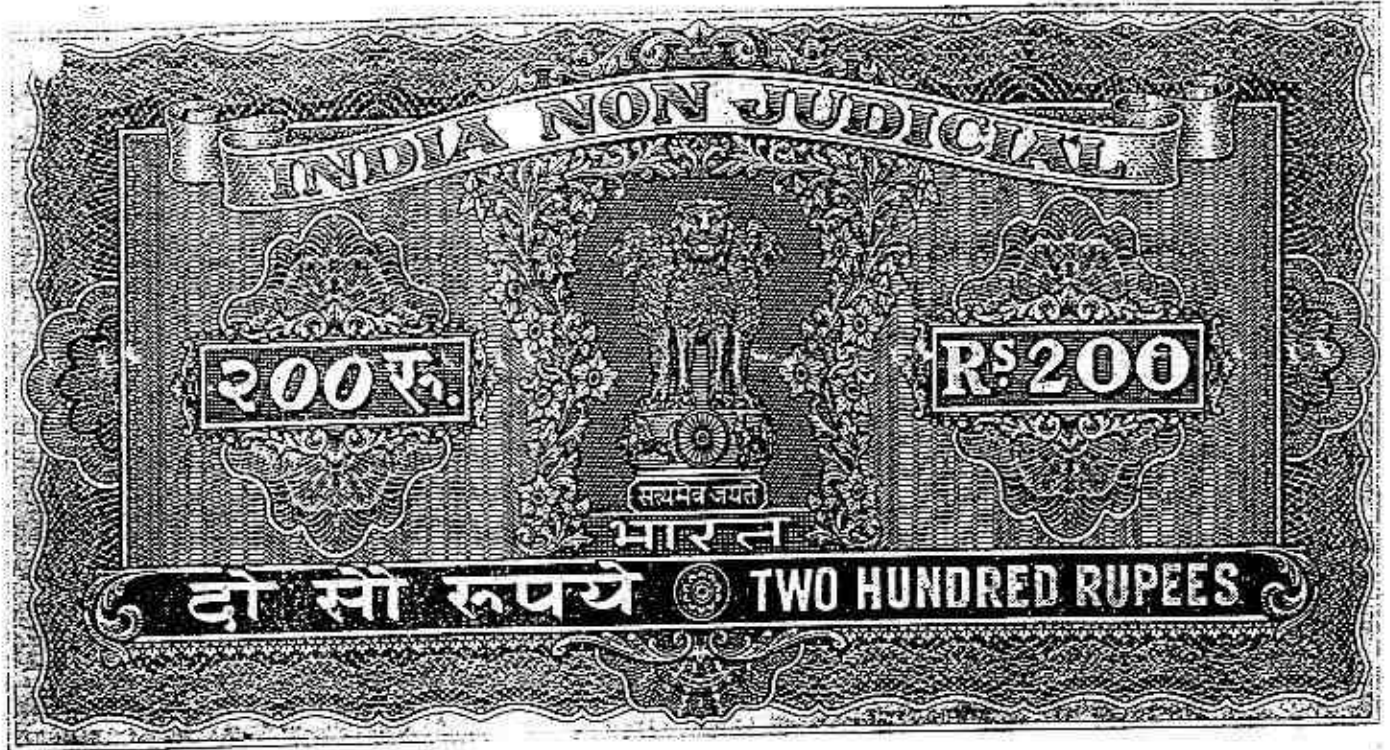
(BIPIN GAUR)
for and on behalf of NOIDA-----6/-

Suresh Pandey

642 नम्र 150301
12/11/10 60

प्रति-६ नम्र १५०३०१
नम्र ६० नम्र १५०३०१





-: 4 :-

respect of

(BIPIN GAUR)
for and on behalf of NOIDA----5/-

Suresh Pandey

6327 नवम्बर 1987 001
60

तहसील कार्यालय, बलरामपुर, जिला बलरामपुर
तहसील कार्यालय, बलरामपुर, जिला बलरामपुर





-: 6 :-

Plot No 25

(BIPIN GAUR)
for and on behalf of NOIDA-----7/-

Sivash Panwar

म. 7. 1987/2007
नोव
गठित किया गया

अरविन्द गोवल स्टाम्प विक्रेता
नहरोल पुरातन कद ना. न. जी. 30





-: 7 :-

Block No A

(Signature)

(BIPIN SAUR)
for and on behalf of NOIDA-----8/-

Suresh Kumar

66. 27 नवम्बर 1937
स्टाम्प नं.

अरविन्द गोयन स्टाप्प दिक् न
महसील गात्रवादाद सा० न० जी. 30





-: 8 :-

situated in

[Handwritten signature]

(BIPIN GAUR)
for and on behalf of NOIDA---9/-

[Handwritten signature]

67 27 2001
60 2001



200Rs



-: 9 :-

sector NoIX

[Handwritten signature]

(BIPIN GAUR)
for and on behalf of NOIDA-----10/-

Suresh Pandey

6827 NOV 1960

RECEIVED



200Rs



-: 10 :-

in

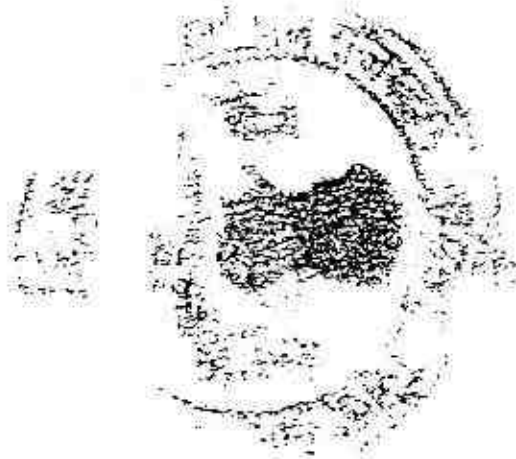
(BIPIN GAUR)

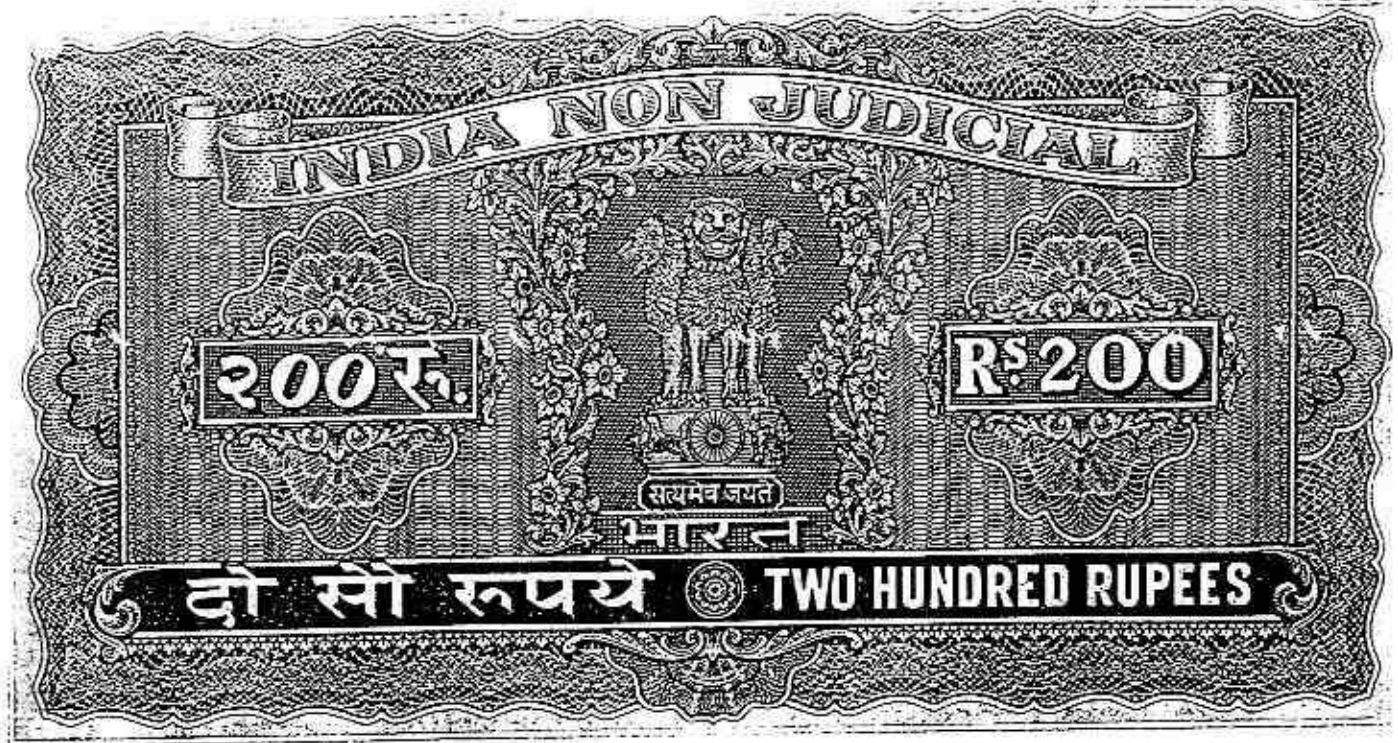
for and on behalf of NOIDA-----11/-

Suresh Bhatia

69 27 नवम्बर 1987
NOV 200/4
स्टाम्प नं०..... 60

अरविन्द गोपाल स्टाम्प विक्रेता
तहसील गार्जियाकाद ला० नं० अ० 30





-: 11 :-

the

(BIPIN GAUR)

for and on behalf of NOIDA-----12/-

70 तारीख 1992
स्थापक
संयोजित किया गया

धरविन्द गोयल स्टाम्प विक्रेता
तहसील नाजिबपुर बी. ५० बी. ३०





-: 12 :-

Layout

(BIPIN GAUR)

for and on behalf of NOIDA----13/-

Suresh Kumar

7/4 नवम्बर 1983 200/

60





-: 13 :-

plan

(BIPIN GAUR)
for and on behalf of NOIDA-----14/-

Suresh Chandra

24 60 200/

NOV 1951



200Rs



-: 14 :-

of

(BIPIN GAUR)

for and on behalf of NCIDA-----15/-

Suresh Baidya

प्रश्न-३: $\frac{1}{x^2} + \frac{1}{x^3} + \frac{1}{x^4} + \dots$ का योग ज्ञात करें।





-: 15 :-

New

(BIPIN GAUR)

for and on behalf of NOIDA-----16/-

762 नू-नवम्बर 1987 2007
विभाग सं.
आदिष्ट किया गया

प्रश्न-२ : संस्थापक के रूप में
वह सोलू प्रमाणित करने के लिए ५०





-: 16 :-

Okhla

(BIPIN GAUR)

for and on behalf of NOIDA/17/-

Suresh Chandra

पृष्ठ 2 नं. नदम्ब
NOV 1987
दिनांक २०/११/८७ शांतिनगर निगम


परचिन्ह नं. ११ मध्य विभाग
पञ्जीकृत काजिवाकत नं. १० बी. ३०





Industrial

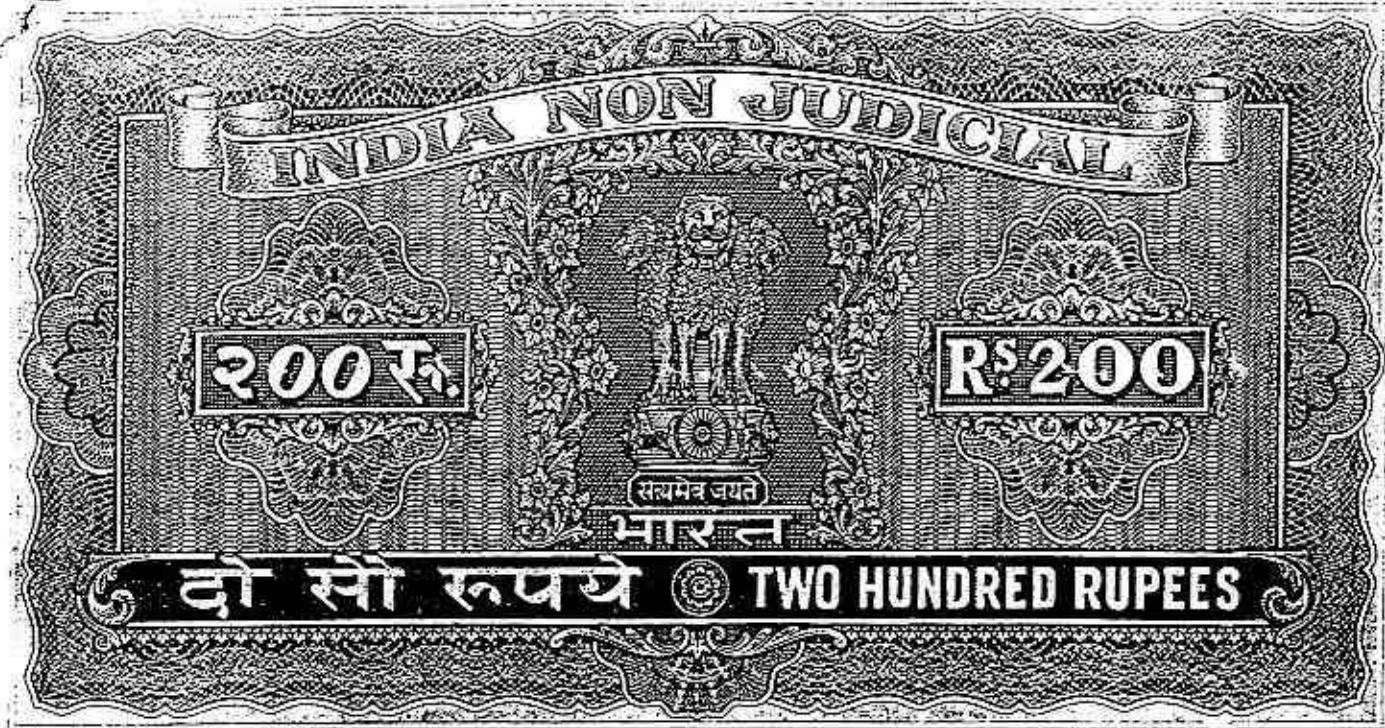
(BIPIN GAUR)
for and on behalf of NOIDA-----18/-

Suresh Chandra

શ્રી. રાજીવ રામજી. જોડા સર્વેશનર કોલેજ ડેપુટી મેન્-કો. ડેપુ
દ્વારા મેન્-કો. ૨૦૦૪

શ્રી. રાજીવ રામજી. જોડા
સર્વેશનર કોલેજ, રાજીવ





-: 18 :-

Development

(BIPIN GAUR)
for and on behalf of NOIDA-19/-

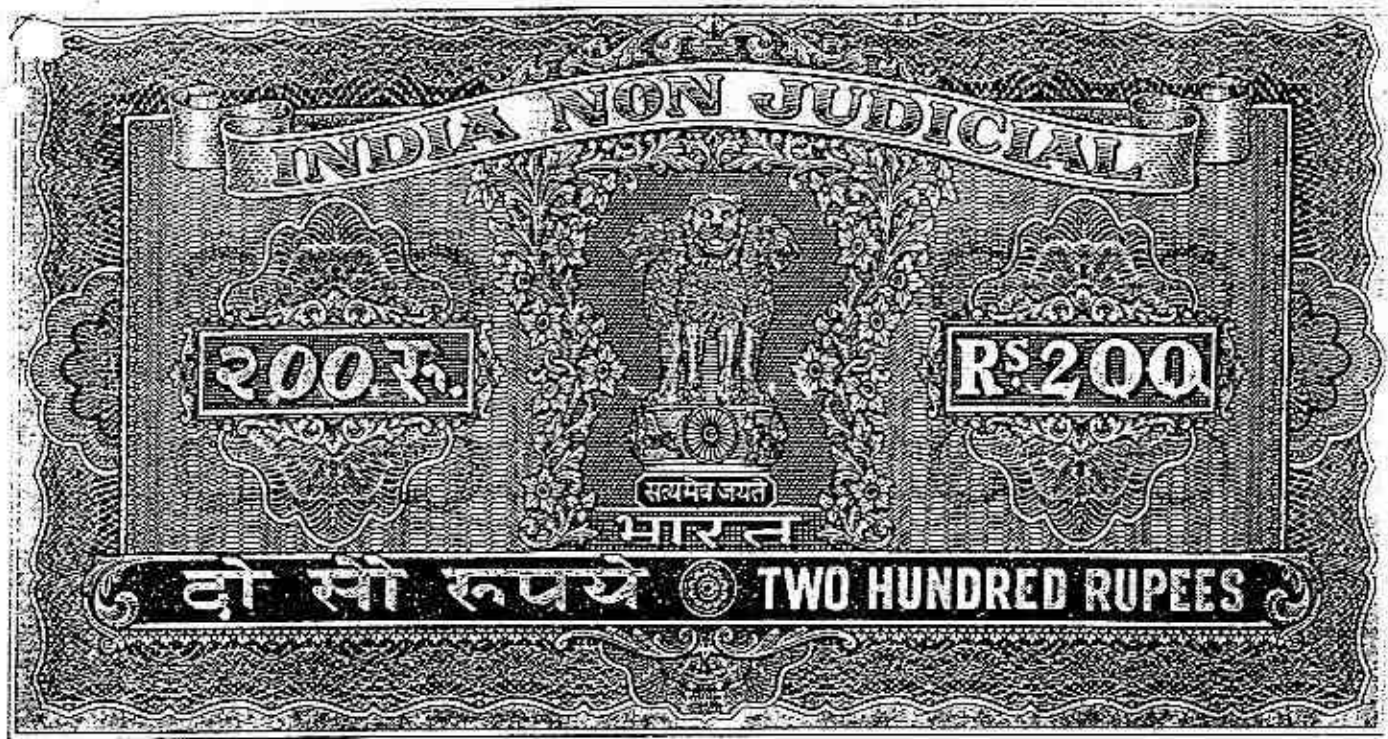
Suresh Dada

२०८२/२०८३...२०८३...
स्टाफ नं.

STP

सुदरन कुमार वर्मा स्टाफ विज्ञापक
बोपडा, धा. २०





-: 19 :-

Area

(BIPIN GAUR)

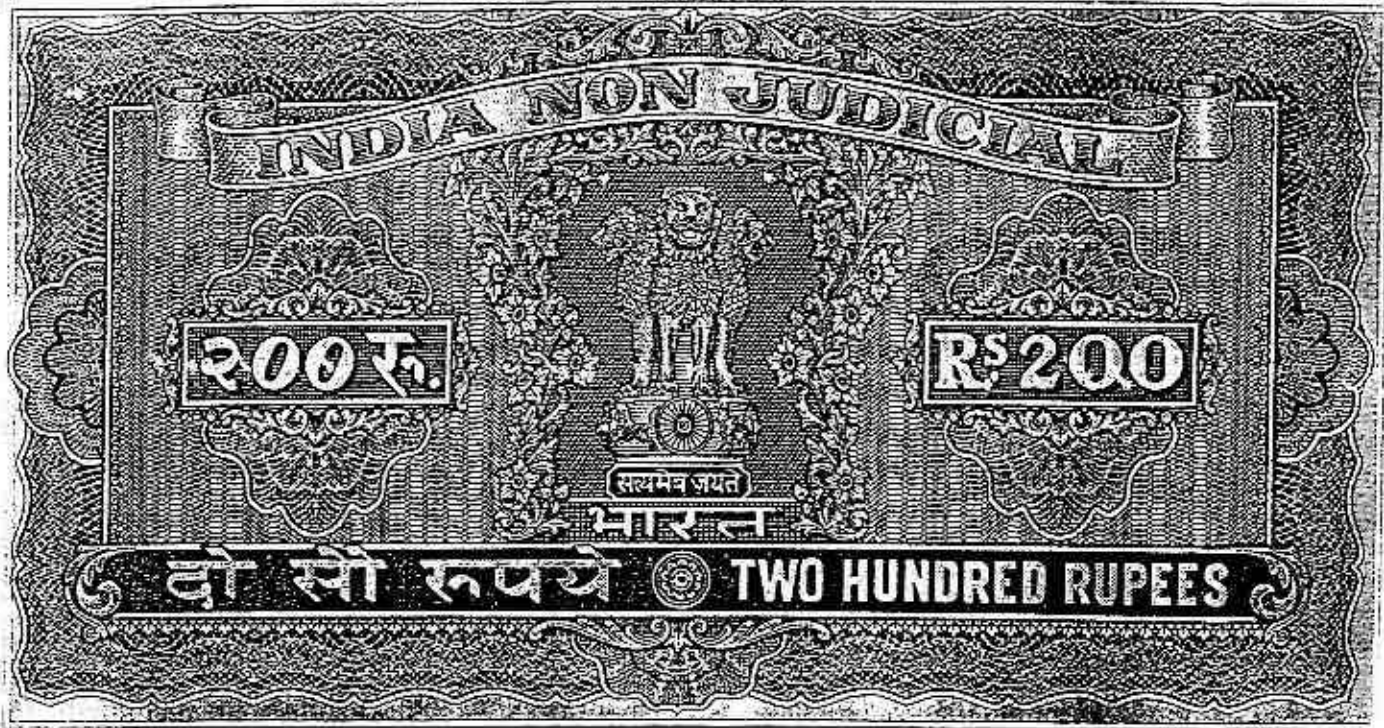
for and on behalf of NOIDA----20/-

Suresh Bhandari

सं. ८३: २४/११/८७ २००७

एस.एस. कुमार एवं एन.ए.ए.ए.ए.ए.
कोषा. ए.ए.ए.ए.





-: 20 :-

Tebail Dadri

(BIPIN GAUR)
for and on behalf of NOIDA-----21/-

Suresh Kumar

०८/५ = २२४/११४० २२४०
६/१

४

सुदन्त कुमार वर्मा स्टाम्प डिप्लोम
बोपहा, भा. २०





-: 24 :-

District Ghaziabad U.P.

(BIPIN GAUR)
for and on behalf of NOIDA

Suresh Pandey

१०५५२०२४/११/११ १०५५२०२४
१०५५२०२४/११/११ १०५५२०२४

गुरेन्द्र कुमार गौड़ा
बोपडा, धा. २०



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

LEASE DEED

Industrial Plot No. 25 Block No. A Sector No. IX
 in the layout plan of NEW OKHLA INDUSTRIAL DEVELOPMENT AREA
 containing by measurement an area of 800-00 sq. meters,
 situated in the New Okhla Industrial Development Area, District Ghazipur
 THIS LEASE DEED MADE on the 1st day of December
1980 in the year one thousand nine hundred and eighty
 (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
 '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 single owner concern/Karta of Joint Hindu Family firm carrying
 on business in the name of
 M/s.....
 situated at.....

OR

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.....

Constituting the registered partnership firm of
 M/s.....
 situated at.....through
 Sri.....aged.....years
 S/o.....
 R/o.....
 duly constituted attorney under the deed dated.....

OR

M/s. International Heat treating (Pvt) Ltd.
 a company within the meaning of the Companies Act, 1956 and having
 its registered office at 201, Ansal Bazaar, Kirti Nagar, New Delhi - 110001
 through its Managing Director/Secretary/duly constituted attorney
 Sri Suresh Tandon
 S/o Shri P. L. Tandon
 R/o 355, Mandatori Enclave, N. Delhi

a co-operative Society within the meaning of the U.P. Co-operative
 Societies Act, 1965 (hereinafter called 'the lessee' which expression

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shall unless the context does not 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 creating on each plot a factory building according to the building regulation and directions framed or issued under the U.P. Act, 6 of 1976 and building plans approved by the Lessor.

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 2nd day of May in the years one thousand one 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 :-

1. 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, provisions and agreements hereinafter contained and on the part of the Lessee to be respectively paid, observed and performed the Lessor hereby demise to the Lessee all the plot of land numbered IX in Block A Sector No. IX situated within Okhla Industrial Development Area, District Ghaziabad containing by measurement 8.00/4 sq. mts. be the same more or less and bounded :-

ON THE NORTH BY Plot No. 10 Sector IX
ON THE SOUTH BY Plot No. 11 Sector IX
ON THE EAST BY Plot No. 12 Sector IX
ON THE WEST BY Plot No. 13 Sector IX

and which said plot of land is more clearly delineated and shown in the attached plan and there in marked red to hold the said plot of land (hereinafter referred to as "the demise") with their appurtenances upto the Lessee for the term of 90 years from the 2nd day of May 1982 (hereinafter called "the said term") except and always reserving to the Lessor its successors

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

(b) Full rights and title to all mines and mineral in and under the demise or any part thereof, yielding and paying therefore yearly in advance during the said terms unto the lessor on the 1st day of Dec. in each year the yearly rent at the rate of 24% of the total premium payable during the first twelve years. That the lessee shall pay unto the lessor at its office or as otherwise directed lease rent in advance on yearly basis. The lease rent would be Rs. annually for the first 12 years chargeable from the date of execution of the lease deed and would be payable within 10 days from the date of execution of the lease deed. Subsequently the lessee shall pay lease rent annually in advance without waiting for any demand notice or reminder therefore. The lease rent would be enhanced after every 12 years, from the date of execution of the deed by an amount not exceeding 50% of the annual lease rent payable at the time such enhancement. In case of default in payment of lease rent, interest

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30 years, at the rate of 20 paise per sq meter during the first 30 years and at the rate of 20 paise per sq meter during the next 30 years after expiry of the first 30 years and at the rate of 20 paise per sq meter during the next 30 years after expiry of the first 30 years

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@17% per annum compounded every half yearly would be chargeable for the delayed period." When lease rent will be revised a supplementary deed will be executed.

II (a) The lessee shall pay to the lessor the premium of Rs. 60,800/- only (Rs. Sixty thousand Eight hundred only)

Rs. 60,800/- out of which has already been paid, the receipt whereof the lessor hereby acknowledges, and the balance sum of Rs. 60,800/- shall be paid in ten ten/eight half yearly instalments alongwith interest @ 17% per annum from the date of issue of allotment letter the interest to be compounded half yearly the first instalment falling due for payment on the 30th day of June or the 31st day of December, which ever falling earlier after the expiry of the period of six month next to the date allotment of the demised premises and the remaining instalments falling due consecutively as follows :-

1. Rs. 60,800/- on the 30th day of June 19 81
2. Rs. 60,800/- on the 30th day of June 19 81
3. Rs. 60,800/- on the 30th day of June 19 81
4. Rs. 60,800/- on the 30th day of June 19 81
5. Rs. 60,800/- on the 30th day of June 19 81
6. Rs. 60,800/- on the 30th day of June 19 81
7. Rs. 60,800/- on the 30th day of June 19 81
8. Rs. 60,800/- on the 30th day of June 19 81
9. Rs. 60,800/- on the 30th day of June 19 81
10. Rs. 60,800/- on the 30th day of June 19 81
11. Rs. 60,800/- on the 30th day of June 19 81
12. Rs. 60,800/- on the 30th day of June 19 81
13. Rs. 60,800/- on the 30th day of June 19 81
14. Rs. 60,800/- on the 30th day of June 19 81
15. Rs. 60,800/- on the 30th day of June 19 81
16. Rs. 60,800/- on the 30th day of June 19 81

Provided that the interest shall be computed as 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 each payment to be made on the 31st day of Dec 19 81 falling earlier.

Provided that a rebate of 3-1/2% in the rate of interest shall be admissible if the instalments together with the interest accruing thereon are paid by or on the due date.

Provided further that if any instalment or the interest accruing thereon is not paid on the due date compound interest at the rate of 17% per annum shall be chargeable with six monthly rests on the premium 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.

(c) If lessee makes default in payment of premium and interest for three consecutive instalments the Lessor shall have a right to determine the lease and to resume possession.

III. (i) 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 time or permit the same to be used for any purpose other than the manufacturer of Metal Cutting Blade and Holes Blade without the consent in writing of the lessor first had and obtained :-

(2) The Lessee shall pay and discharge all rates, taxes, charges and assessments of every description which are levied and may at any time hereafter be assessed, charged or imposed upon either the Lessor or the

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Lessee to Occupier in the respect of the demised premises or the building to be erected hereon.

(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 rule, building regulations and directions of the Lessor, and proper municipal or other authority now existing or hereafter to exist in respect of building drafts, latrines and communication with the sewers and shall complete the construction of factory building and make the unit functional within a period of.....months from the date of allotment in case of plots andmonths in case of sheds or within such extended time as may be allowed by the Lessor of writing in its discretion on the request of the Lessee, on the completion of the work the Lessee shall send 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.

In event of allottee fixing power requirement after having been allotted industrial plots/sheds for specific project of certain scale, the additional expenditure to be incurred on cable laying etc. such a circumstances shall be born by the Lessee.

(5) That the Lessor shall not erect any building construction of structure except in accordance with the building plan to be approved by the lessor and shall comply with all regulations made or direction issue by the Lessor for 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 Lessor, and the proper municipal or other authority now existing or hereinafter 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) That the Lessee shall at all times repair, support and keep in good and substantial condition and repair the factory building and out buildings both externally and internally also 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 to 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 alternation 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

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that this plan
No. A-25/IX
has been approved
in favor of
M. MITAL
inspected (P.O.)
26/11/82
Sumesh Kumar

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months after the receipt of such notice then it shall be lawful for the Lessor to cause such deviation to be corrected at the expense of the Lessee which expense the Lessee hereby agrees to reimburse by paying to the Lessor or 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 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 or use the same or permit the same to be used for religious purpose or any purposes other than or the industrial purpose specified hereinbefore premises or any part thereof, any act or thing which may be or grow to be nuisance, annoyance, or inconvenience to the Lessor the owners or occupiers of the premises in the neighbourhood.

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 central enactments on the subject.

11 (a) 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 whatsoever. If in the opinion of the lessor at its sole discretion, there is any environmental hazard as stated hereinbefore 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.

(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 building 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 to in all respect therefore 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 subdivision thereof by metes and bounds or otherwise shall be granted.

The permission for transfer shall not be granted unless the unit remain in regular production for minimum period as the Lessor may decide from time to time. In the event such transfer is allowed, the Lessor shall be entitled to claim such percentages of the unearned increase in the market value of the demised premises, that is the difference between the premium paid and the market value of the demised premises, as the Lessor may from time to time decide.

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

Provided also that the prior permission as aforesaid shall not be necessary in the event of mortgage or mortgage 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

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[Signature]

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.

Provided that in the event of the sale or for closure of the mortgage property, the Lessor shall be entitled to claim and recover such percentage of the unearned increase of the market value of the property i. e. the difference between the premium paid and the market value of the demised premises at the time of transfer as the lessor may decide from time to time. The decision of the Lessor with the regard to the market value at the time of transfer shall be final and binding on the lessee.

(13) (a) Whenever the title of the Lessee in the demised premises is transferred in any manner whatsoever the transfer and the transferee shall within one month of such transfer, give notice 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 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 transfer shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

(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 there from except as may be, in the opinion of the Lessor, necessary for the purpose of forming the foundation 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 description 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 any fire, tempest, flood or violence of any arm, or mob or other irresistible force any material part of the demised premises is wholly or partly destroyed or rendered substantially of permanently unfit for building purposes.

(18) (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 work and also against claims for damages if the Lessee or his work man or servant shall:-

- (i) injure or destroy any part of building or other structure continuous 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 continuous or adjacent building or.
- (iii) dig any pits near the foundation of any building there by causing by any injury or damage to such building.

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(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 there shall be final and binding on the Lessee.

(19) * [i] 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 jeopardise the rights and interests of the Lessor in matter of his 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 first had and obtained.

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 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 change pursuant to clause III (12) created with the Registrar of Companies, under Companies Act, 1956, within the stipulated period.

While granting its consent under the Sub-clause (i) above 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 or such other terms and conditions as the Lessor may in 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 in 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 Pradeshya Industrial and Investment Corporation of Uttar Pradesh Ltd. or Industrial Development Bank of India or any Scheduled (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 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.

20. That in employing a 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 land have been acquired for the purpose of the said Industrial Area.

IV. 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 him of any of the covenants or conditions herein contained and on his part to be observed

*Delete whichever not applicable.

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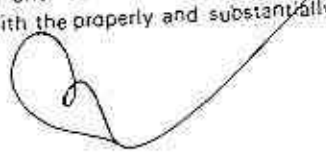
and performed and in particular without prejudice to the generality of this sub-clause, if the Lessee transfers, relinquished, mortgages or assigns any part of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions as hereinbefore mentioned or if the Lessee fails to commence or complete the building within the time as provided in.

Clause—III. (4) Hereinbefore or to put the same to use in the time and manner as provided in Clause—III 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 to the extent of three instalments but 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 of any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and out of the moneys paid by the Lessee by virtue of these presents, such amount as prescribed by competent Authority shall stand forfeited to the Lessor and balance, if any, shall be refunded to lessee without any interest. However, if the money equivalent to deposited by the lessee till date of cancellation is not prescribed percentage, the lessor shall have right to recover the balance amount to that it may come prescribed percentage of total premium alongwith interest at the rate of 17%.

PROVIDED further that the Lessee shall be at liberty to remove and appropriate to himself all building erections and structure, if 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, and assessments then due and all damages and other dues accruing to the Lessor and to remove all such material from the demised premises within three months of the date of expiration or sooner determination of the Lease as he may have 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 material put 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 Pradoshiya Industrial and Investment Corporation of U.P. Ltd. or any Scheduled Bank (including the State Bank of India) without 30 days prior notice to such financing body or bodies mentioned above and without a previous notice to lessee to remedy the breach within a reasonable time, if such breach in is capable of such remedy.

(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 here in have been and are being complied with the properly and substantially.


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(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 exclusive and bindings on the Lessee be recoverable as areas 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 damage done by the Lessee or his agent or workman 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 charge of this deed shall be borne by the lessee.

(8) (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. of 1976) or any rule or regulation made thereunder shall be deemed to be duly served as provided under section 443 of the Uttar Pradesh Urban planning and Development Act 1973 as re-enacted and modified by the Uttar Pradesh President's Act, (Re-enactment with modifications) Act 1974 (U.P. Act No. 30 of 1974).

(ii) In the event any disputes arise with regard to terms and conditions of this lease deed, the same shall be subject to the jurisdiction of district court at Ghaziabad or the High Court of Judicature at Allahabad.

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

(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 as 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 here to 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 :

Address :

2. Witness :

Address :

Handwritten signatures and text:
1. Witness: *Abhinav Kumar*
Address: *MITTAL BROS. 1750, Bhojpur Palace, Delhi*
2. Witness: *For*
Address: *G-56/19*

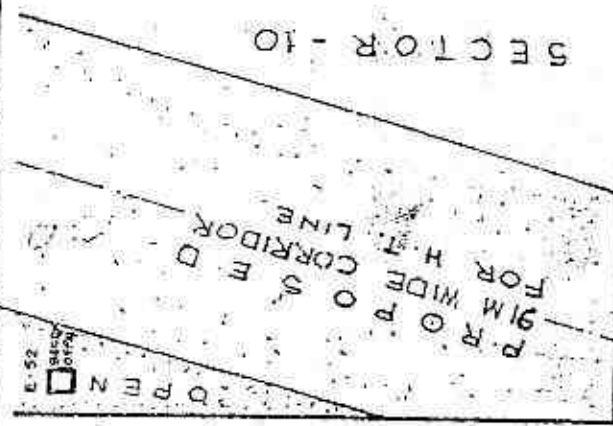
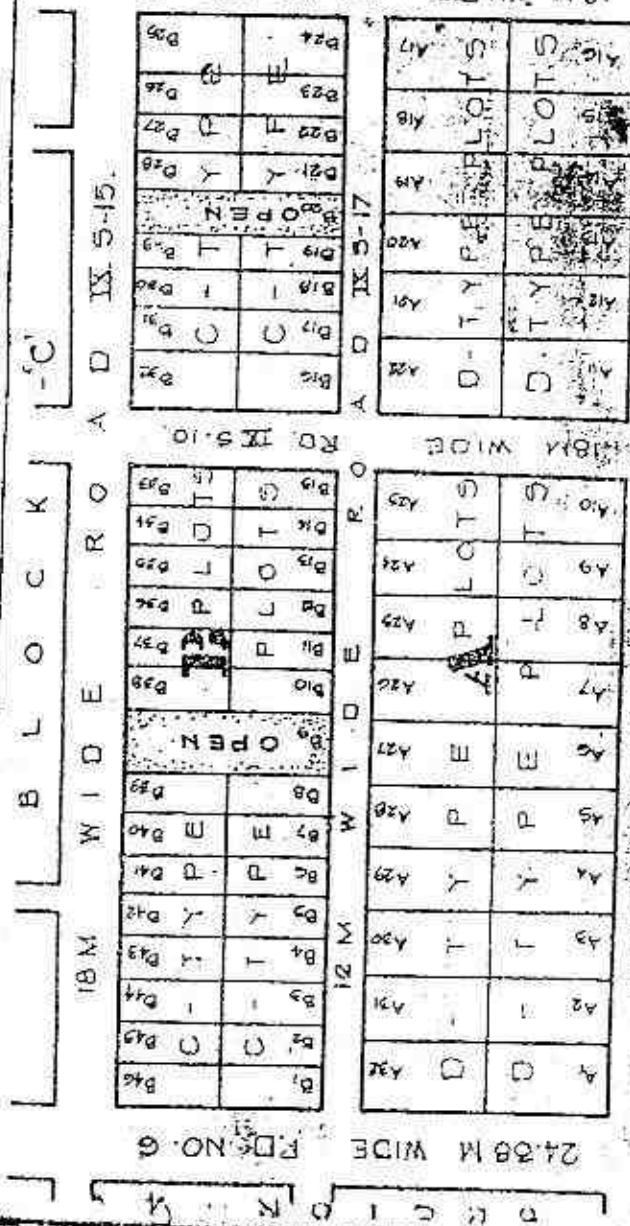
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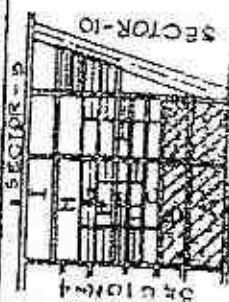
LAYOUT PLAN OF BLOCKS A&B SECTOR-IX



SECTOR - 10

SECTOR - 10

45 M WIDE MASTER PLAN ROAD NO. 1



FOR AND ON BEHALF OF

SHEET NO. 119

SCALE 1:2000

S. MARGAVA

L.P. DIARIO, A.V.A.
COWAN, P.N.R. 3.45

Presented with document no 365 of 1987

S.R.

