

Lease Deed (90 Years)

for the property at

A-4 & A-4A, Block A, Sector 24,

N O I D A

Date of signing the Lease Deed

April 17 , 1996

Details of Stamp Papers

- 1 Issue S.No. - 50
- 2 Issue Date - 13th April 1996
- 3 Issued by - The Sub Treasury Officer, Sector 6, NOIDA.

4 Details

<u>S.No.</u>	<u>Distinctive Nos.</u>	<u>No. of Sheets</u>	<u>Denomination (Rs)</u>	<u>Value (Rs)</u>
50 - 149	00CC 292600 to 00CC 292501	100	20,000	20,00,000
150-199	00BB 364450 to 00BB 364401	50	15,000	7,50,000
200-215	00BB 369000 to 00BB 368985	16	15,000	2,40,000
216-219	-	4	1,000	4,000
220-223	-	4	100	400
Total		174		29,94,400



00CC 292600

LEASE DEED

This Lease Deed made on this 17th day of April in this year One Thousand Nine Hundred Ninety Six between the New Okhla Industrial Development Authority, a Body Corporate constituted under Section 3 of U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the "Lessor" which expression shall unless the context does not so admit, include its successors, assigns of the One Part; and M/s The Saraswati Industrial Syndicate Limited, a company formed under the Companies Act, 1956 (No. 1 of 1956) and having its Registered office at Yamunanagar - 135001 (Haryana) acting through Mr. S.K. Khorana its General secretary (hereinafter called the "Lessee" which expression shall, unless the context does not so admit, includes its subsidiaries, executors, officers, administrators and assignees representatives and permitted assignees) of the other part:

(Signature)

एम० सी० भास्करांत
सहायक विधि अधिकारी
Page 2

For The Saraswati Industrial Syndicate Ltd

(Signature)

General Secretary

50

13 APR 1996

SARASWATI INDUSTRIAL SYNDICATE LTD.
Plot No 4 & 4A Block A Sec 24 Noida

LD. 19/63,880/- AR 479097/

5000/- 20+30 2070/- 4000

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17-4-96

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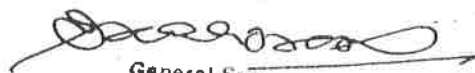
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WHEREAS the Demised Plot Premises (hereinafter described) forms part of land acquired by the Lessor under the Land Acquisition Act, 1896, and developed by the Lessor for the purpose of setting up an Urban and Industrial township.

For The Saraswati Industrial Syndicate Ltd


General Secretary

एम० सी० भारद्वाज Cont...3..
सहायक निधि धारक
बी०

13 APR 1986

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A graph of a function on a Cartesian coordinate system. The function has a local maximum at $x = 1$ and a local minimum at $x = 3$. The function is increasing for $x < 1$ and $x > 3$, and decreasing for $1 < x < 3$.

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Shogran

संस्कृत भाषा में लिखित है।

5/2

17/4/96





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AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Demised Premises on the terms and conditions hereinafter appearing for the purpose of constructing and setting up Offices-Cum-Allied Activities according to the bye-laws and other Building Plans approved by the Lessor, on the terms and conditions hereinafter contained.

एम० सी० भारद्वाज
सहायक निधि निदेशक
नियंत्रक

Corr. 4...

For The Saraswati Industrial Syndicate Ltd


General Secretary

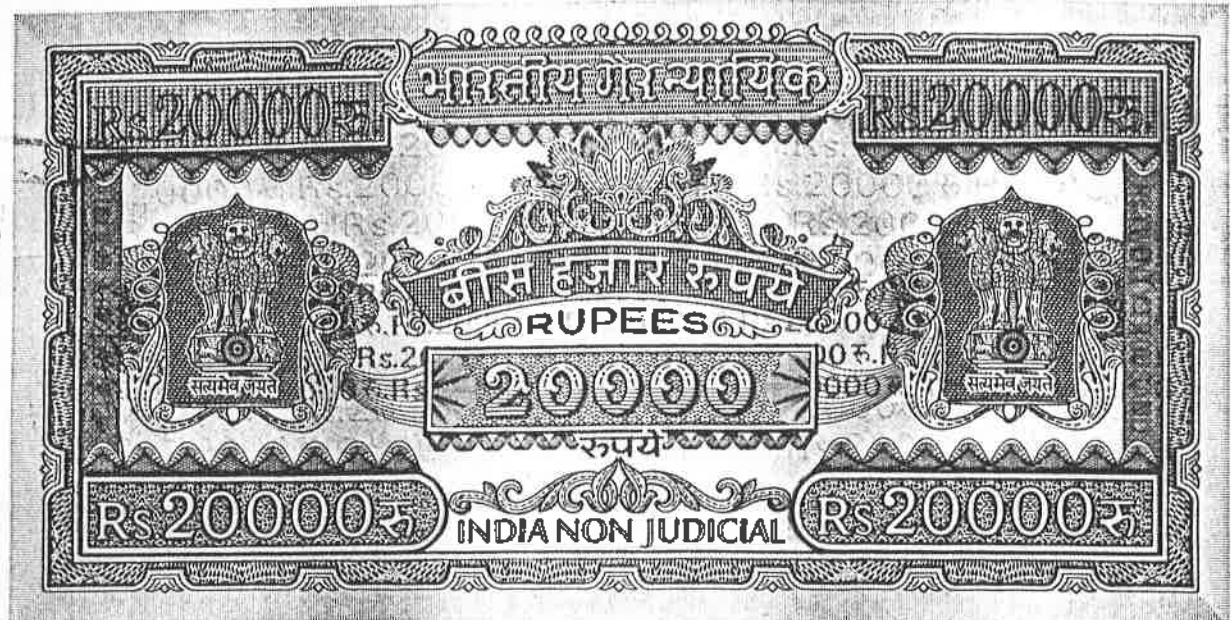
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for the purpose of the





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NOW THIS LEASE DEED WITNESSETH AS FOLLOWS :

1. That in consideration of the total premium of Rs. 1,91,63,880/- (Rupees One Crore Ninety One Lakh Sixty Three Thousand Eight Hundred and Eighty Only) towards the Land Premium calculated @ Rs. 6000/- per Sq.M for a total plot area of 3193.9839 M. which has been paid by the Lessee to Lessor (the receipt whereof the Lessor hereby acknowledges), Lessor hereby gives, demises and leases unto Lessee the Demised Plot for a period of 90 years commencing from the date of delivery of possession.

एम० सी० भारद्वाज
सहायक निधि अधिकारी
जोधरा

Cont...5...

For The Saraswati Industrial Syndicate Ltd

[Signature]
General Secretary

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2. The execution of Lease Deed and possession of the Demised premises shall have to be taken within the given time. If the Lessee fail to take execution of Lease Deed as aforesaid, the allotment of Demised Premises may be cancelled and 25% of the allotment money if any, deposited may be forfeited. However, in exceptional circumstances or cases involving hardship, the time limit may be extended by Chief Executive Officer of the Lessor (C.E.O) at his / her absolute discretion. In the event of delay in execution of the Lease Deed and taking over possession within the stipulated time, penalty will be equal to one year Lease Rent.

(1) The Shroswati Industrial Syndicate Ltd.

[Signature]
General Secretary

एम० सी० भाखाप
सहायक दिधि अधिकारी Cont... 6...

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13 APR 1995

TO: [illegible]
FROM: [illegible]
SUBJECT: [illegible]



00CC 292595

3. And also in consideration of the Lease Rent paid by the Lessee and covenants, provisions and agreements hereip contained and to be performed by the Lessor and the Lessee, the Lessor doth hereby demise and lease unto Lessee all the plot of land contained at A-4 & A-4A situated at Sector 24, Institutional Area in the New Okhla Industrial Development area, District Ghaziabad (Uttar Pradesh) contained by measurement of 3193.98 Sq.M lease and bounded as follows :

On the North	ROAD
On the South	PLOT NO. A-6, SECTOR 24
On the East	PLOT NO. A-4B, SECTOR 24
On the West	ROAD

Cont...7...

For The Surcwati Industrial Syndicate Ltd

General Manager

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सहायक निधि अधिकारी

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And which said plot is referred in this Lease Deed as the Demised Premises and is more clearly delineated and shown in the attached plan the lessee shall hold the Demised Premises with its appurtenances upto lease for the term of 90 years commencing from the date of execution of lease deed or delivery of possession of the Demised Premises, whichever is earlier, except and always reserving to the Lessor subject to the prior written permission of the Lessee :

Cont...8..

For The Saraswati Industrial Syndicate Ltd

[Signature]
General Secretary

[Signature]
सा.सि.आ.सि.सि.
सहायक निधि अधिकारी
नोएडा

and

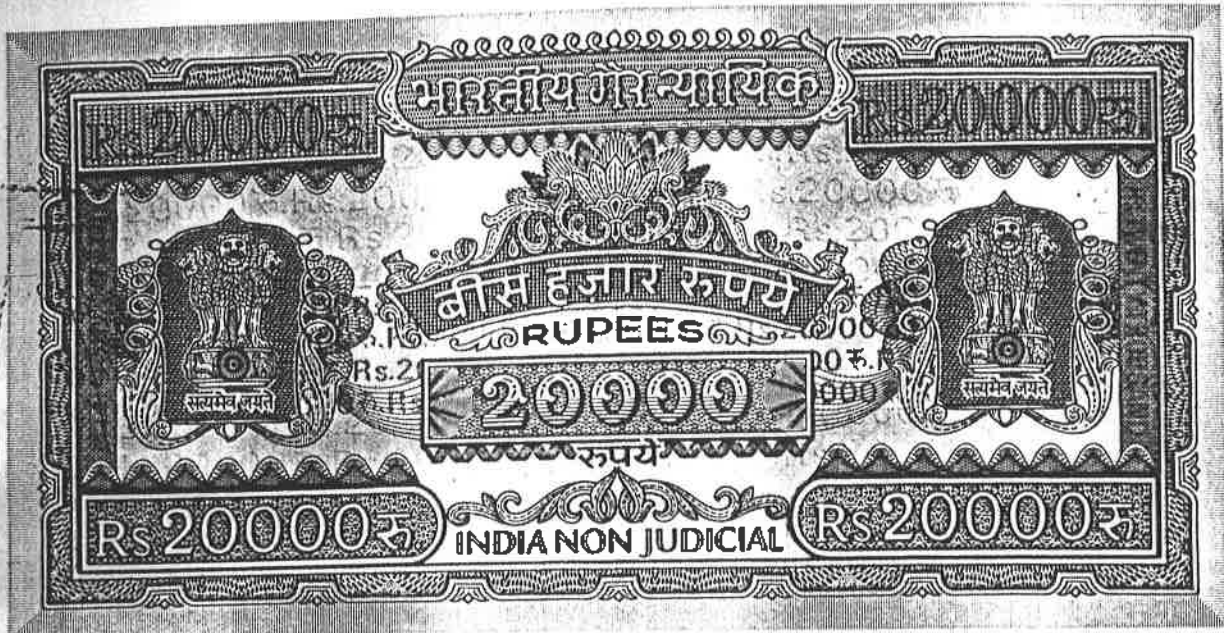
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Page No. 50 of

Date Recd.

For
Signature





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- a) A right to lay water mains, drains, sewer or electric wires under / above the Demised Premises, if deemed necessary by the Lessor in developing the same.

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सहायक निबंधक
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For The Saraswati Industrial Syndicate Ltd


General Secretary

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- b) Full right and title to all mines and minerals in
the under the Demised Premises or any part thereof.

For The Saraswati Industrial Syndicate Ltd

General Secretary

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Saraswati Industrial Syndicate Ltd
General Secretary

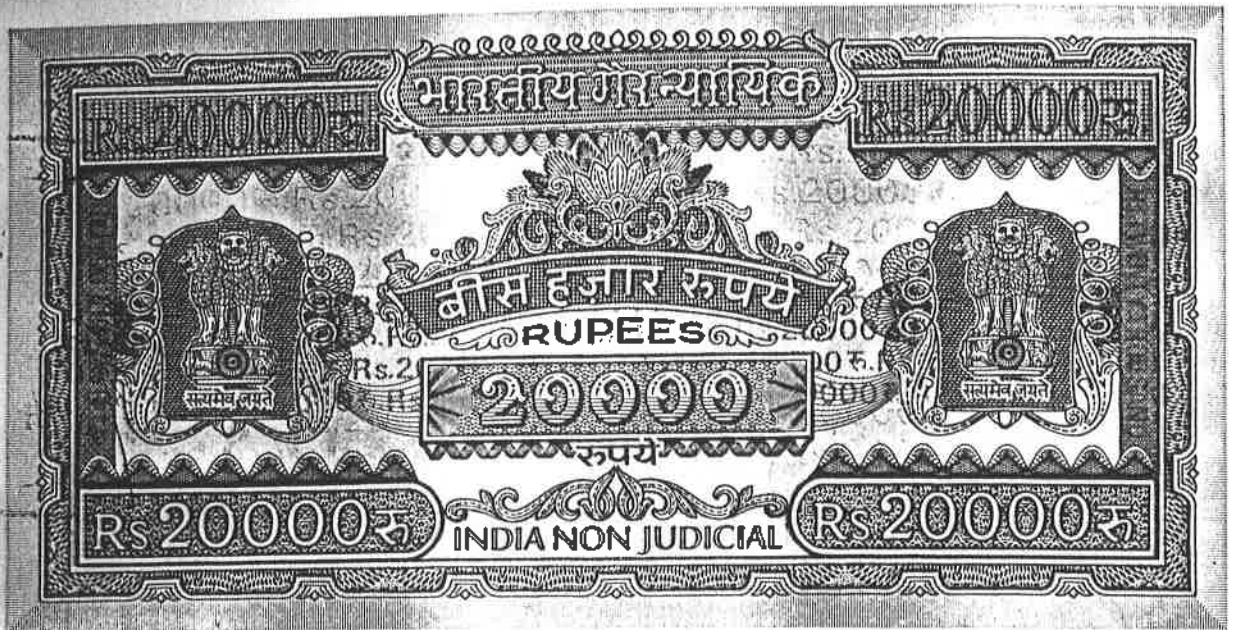
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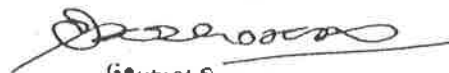
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- c) In addition to the premium of plot lease rent for the lease period of 90 years each year on date 17th APRIL @ 2.5% per annum of the total premium of Rs. 1,91,63,880/- (Rupees One Crore Ninety One Lakh Sixty Three Thousand Eight Hundred and Eighty Only) to be paid by the Lessee.

प्रमाणित
हस्ताक्षर
संख्या

For The Saraswati Industrial Syndicate Ltd


General Secretary

SP-1 on file

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अप्रीवित्त वरुदावापर



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In case of default in payment of lease rent interest, @ 24% shall be charged on the defaulted amount for the defaulted period. The annual lease rent may be enhanced on expiry of every 10 years. The amount of the lease rent to be enhanced shall not be more than 50% of the amount last fixed.

For The Saraswati Industries Syndicate Ltd

General Secretary

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महाराष्ट्र सरकार
मुंबई



सदस्य शुल्क



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- 12 -

4. The Lessee shall be liable to pay all rates, local taxes, charges and assessment by whatever name called for every description in respect of the Demised Premises and / or building constructed thereon, assessed or imposed from time to time by any authority / the Lessor.

For The Saraswati Industrial Syndicate Ltd

General Secretary

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एम० सी० भाख्वा... 13...
सहायक निधि अधिकारी
दीपना

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13 APR 1996

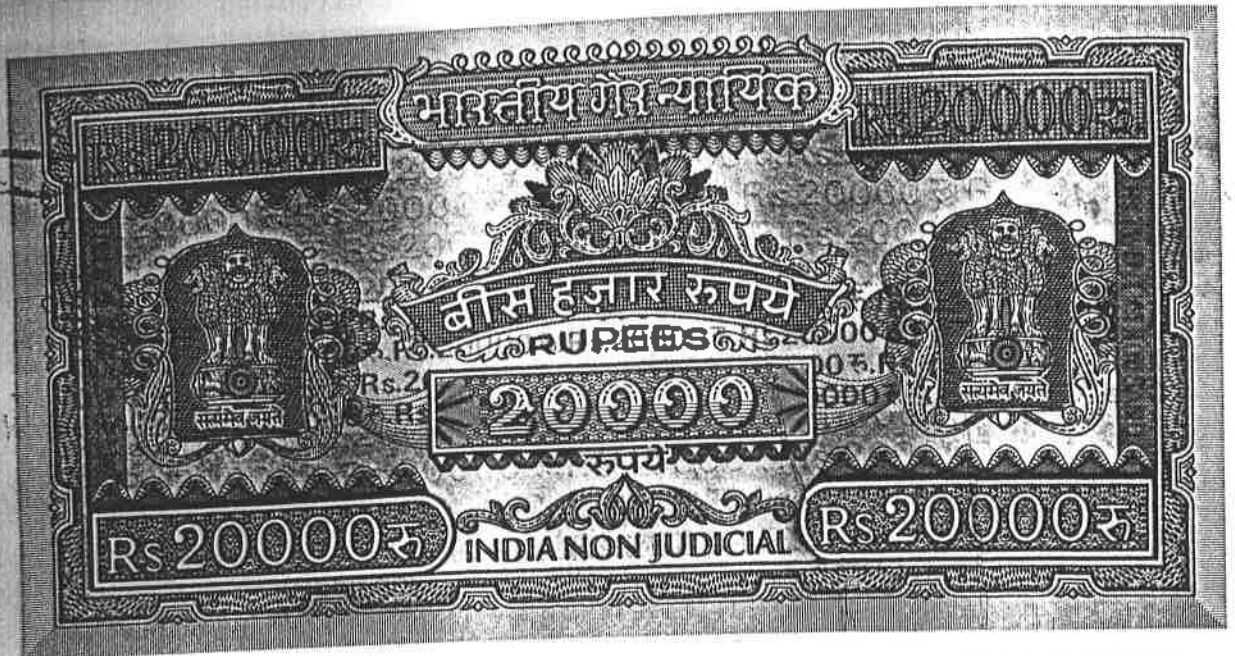
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सहायक सचिव



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- 13 -

5. That the Lessee will obey and submit to all directions or regulations made by the Lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the surrounding area.

For The Saraswati Industrial Syndicate Ltd


General Secretary

५५० सी० भारती
सहायक विधि अधिकारी
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13 APR 1996

संख्या ५०
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संख्या ५०
कक्षा १०



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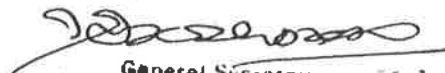


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- 14 -

6. That the Lessee will, at his own cost, construct on the Demised Premises as per floor area ratio (F.A.R) as applicable in accordance with the prescribed norms, bye-laws, plans and building regulations.

For The Sarojwati Industrial Syndicate Ltd


General Secretary

02
एम० सी० भारद्वाज
सहायक निधि अधिकारी
वोपरा

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आर्य समाज प्रकाशन



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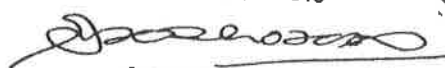
The building will be constructed by the Lessee as per building direction and bye-laws of Authority. It shall be the liability of the Lessee to get the allotted plot inspected by the authorised officers appointed by the Lessor. The Lessee shall write / contact the Building Cell Department of the Lessor first during the time of construction of basement and second after completion of plinth level, third after completion till roof level. The lessor will not make any unauthorised construction on the plot and if so it will be removed / demolished by the Lessor at the risk, cost responsibility of the Lessee. It shall be treated as breach of terms & conditions of allotted building, byelaws and lease deed.

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For The Saraswati Industrial Syndicate Ltd

एम० सी० भारद्वाज
सहायक निधि अधिकारी
कोरगांव


General Secretary

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आपकी प्रतिक्रिया
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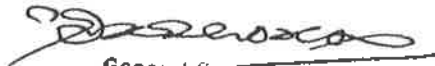
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In case of non adherence of above mentioned commencement of construction and function schedule, the cancellation of allotment and / or determination of legal documents would be effected followed by consequences stated above.

For The Saraswati Industrial Syndicate Ltd

एम० सो० भास्कर
सहायक विधि अधिकारी
नोएडा

Cont...17..


General Secretary

ॐ श्रीगणेशाय नमः

13 APR 1996

संख्या १०००

पृष्ठ १

ॐ श्रीगणेशाय नमः
ॐ श्रीगणेशाय नमः

सापेक्षित इकायापार



00CC 292584

- 17 -

7. That the Lessee will start construction within six months from the date of possession and will construct a minimum of area as per bye-laws of the authority as applicable for building and put the same in operation as per plans approved by the Lessor within a period of 4 years from the date of possession and shall obtain the completion certificate from building cell failing which a levy of 4% of premium cost per annum on part thereof as applicable will be charged on extension being allowed by CEO, NOIDA or his duly authorised officer. In the event of extension not being granted, cancellation may be effected if site remains vacant after 4 years of possession and the Lessor may resume possession or demise it again, provided that the Lessee will be at liberty to remove construction if any, in such eventuality.

एच० सी० भा. वि.
सहायक दि. वि. अधिकारी
कोटा

For The Saraswati Industrial Syndicate Ltd.

[Signature]
General Secretary

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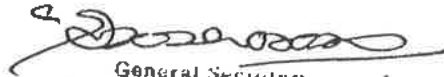


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8. That the Lessee shall have to erect and complete the minimum building / facilities within the specified period on the Demised Premises within a period of 4 years from the date of possession unless extension is allowed by the Lessor in exceptional circumstances and on such conditions as it may impose.

For The Saraswati Industrial Overseas Ltd


General Secretary

एम० सी० साखरिंत...19...
सहायक दिवि धधिराये

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भारतीय गैर न्यायिक



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9. That the Lessee will keep the Demised Premises and the building thereon at all times in a state of good and substantial repairs and in a sanitary condition to the satisfaction of the Lessor.

For The Saraswati Industrial Syndicate Ltd

एम० सी० भारद्वाज
सहायक दिवि थियेन्ट... 20...
बोपल


General Secretary

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10. That the Lessee will not make or permit to make any alteration, in or in addition to, the said building, or their erections as would be erected in terms of para 6 supra on the Demised Premises without the prior permission, in writing, of the Lessor and except in accordance with the terms of the plan, if any, approved by the Lessor or any officer authorised by the Lessor or if such Authorised Officer requiring it to correct such deviation as aforesaid, shall correct it; and if the Lessee shall neglect to correct such deviation within a period of calendar month after the receipt of such notice, then it shall be lawful for the Lessor to cause such deviation to be corrected at the expenses of the Lessee, which expenses the Lessee hereby agrees to reimburse by paying to the Lessor such amount as the Lessor (whose decisions shall be final) shall fix in that behalf.

19 शीन भास्कर
इसके विधि धर्म
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11. The stamp duty and registration charges of the Lease Deed as and when executed shall be borne by the Lessee.

एम० सी० भास्कर
अध्यक्ष निदेशक
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संलग्न

For The Sreenivas Industrial Syndicate

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Date 11.11.1971

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12. That the Lessee shall not be permitted to transfer the Demised Premises and Building constructed thereupon. However, at the discretion of the CEO, the transfer may be permitted after levying transfer charges as prevailing at the time of transfer such transfer charges shall be paid to the Lessor. The discretion of the Chairman / CEO for all purposes will be final and binding on the Lessee.

एम० सी० साखवा
सहायक निधि अधिकारी
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Ref The Saraswati Industrial Syndicate Ltd

[Signature]
General Secretary

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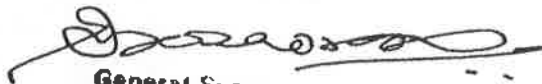
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13. Notwithstanding anything contained in Clause 17 infra, the Lessee may, with the previous permission of the CEO, Mortgage the Demised Premises for raising loans :

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सहायक विधि अधिकारी
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For The Saraswati Industrial Syndicate Ltd


General Secretary

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Provided that in the event of the value of fore-closure of the mortgage or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the lessor of the unearned increase in the value of the Demised Premises as aforesaid and the amount of the Lessor's share of the said unearned increase shall be first charged in favour of the Lessor and having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding of the Lessee.

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For The Saraswati Industrial Syndicate Ltd

एम. सी. आर. आर.
सहायक दिग्वि. अधिकारी
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General Secretary

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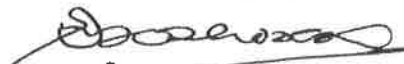
Provided further that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor or found binding of unearned increase as aforesaid.

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एम० सी० भास्कर
सहायक विधि अधिकारी
बैरुज

20) The Saraswati Industrial Syndicate Ltd


General Secretary

74

13 APR 1996

DATE

TIME

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LOCATION

REMARKS



आर्य समाज प्रकाशन



00CC 292575

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14. That if the Lessee obtains the demised premises by any misrepresentation, misstatement or fraud and in the event of cancellation of allotment in favour of the Lessee on this account the lease may be cancelled and entire money paid by the Lessee will be forfeited, and the possession of the Demised Premises and the structure raised thereon, unless removed by the lessee within the time specified in the notice by the Lessor, may be taken over by the Lessor and Lessee will not be entitled to any compensation.

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207 The Saraswati Industrial Syndicate Ltd

एन. सी. शास्त्री
सदस्य निदेश अधिकारी

[Signature]

General Secretary

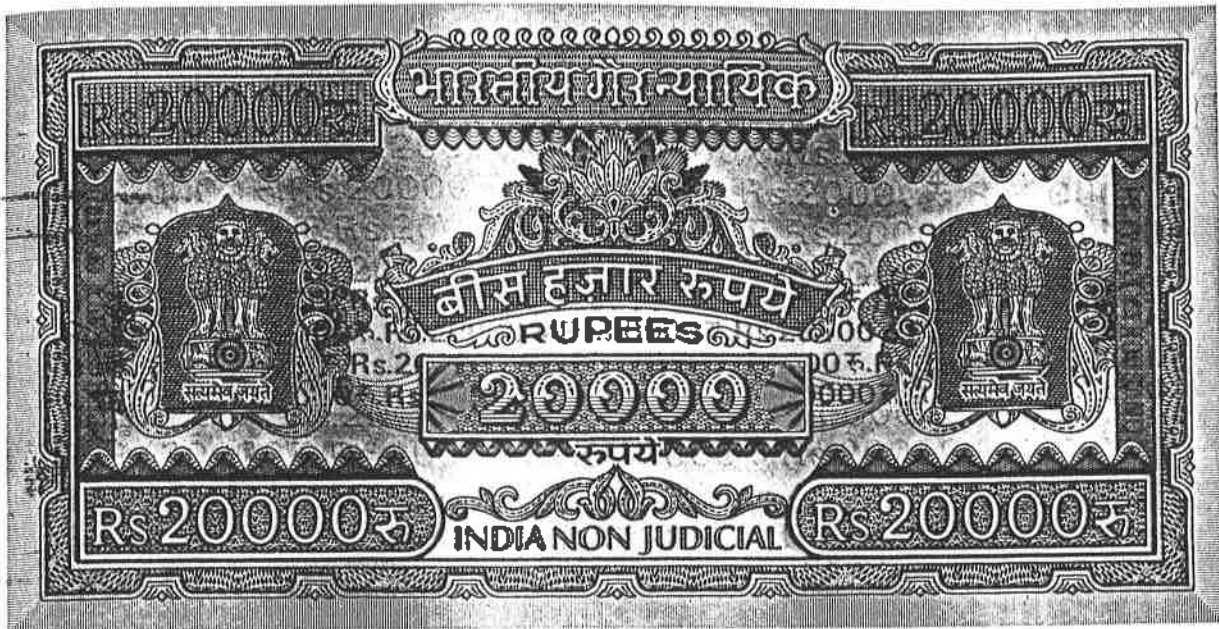
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15. That the Lessee shall use the Demised Premises only for the construction for its facilities as aforesaid according to the plan approved by the Lessor and in accordance with the building directions or regulations formulated under the provisions of U.P. Industrial Area Development Act, 1976, and for no other purpose without the consent of the Lessor and subject to such terms and conditions as the Lessor may impose and the Lessee will not do, or suffer to be done, on demised premises or any part thereof anything which may be or grow to be a nuisance, damage or cause annoyance or inconvenience to the Lessor or to the owner or occupiers of other premises in the neighborhood, provided that part of the building so constructed may be used by the Lessee for the Lessee normal watch and ward staff, so however that such accommodation shall be commensurate with the need.

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एम्. डी. सिंग
Cont...28..

20 The Springswell Industrial Syndicate Ltd

[Signature]

General Secretary

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16. That the Lessee will not assign, relinquish, sublet, transfer or part with the possession of any portion of the Demised Premises and building thereon or cause any subdivision thereof.

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गैर.

(3) The Sraawaji Industrial Syndicate

[Signature]
General Secretary

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- 29 -

However, the LESSEE may use 33% of the total constructed area for the purpose of showroom / display centre / use by Associate concern / group companies / firms. This is as per clause 9 of the Brochure containing terms & conditions of allotment of the Plot.

For The Sarawell Industrial Syndicate Ltd

एम० सी० भारद्वाज
सहायक विधि अधिकारी
नोडल

[Signature]
General Secretary

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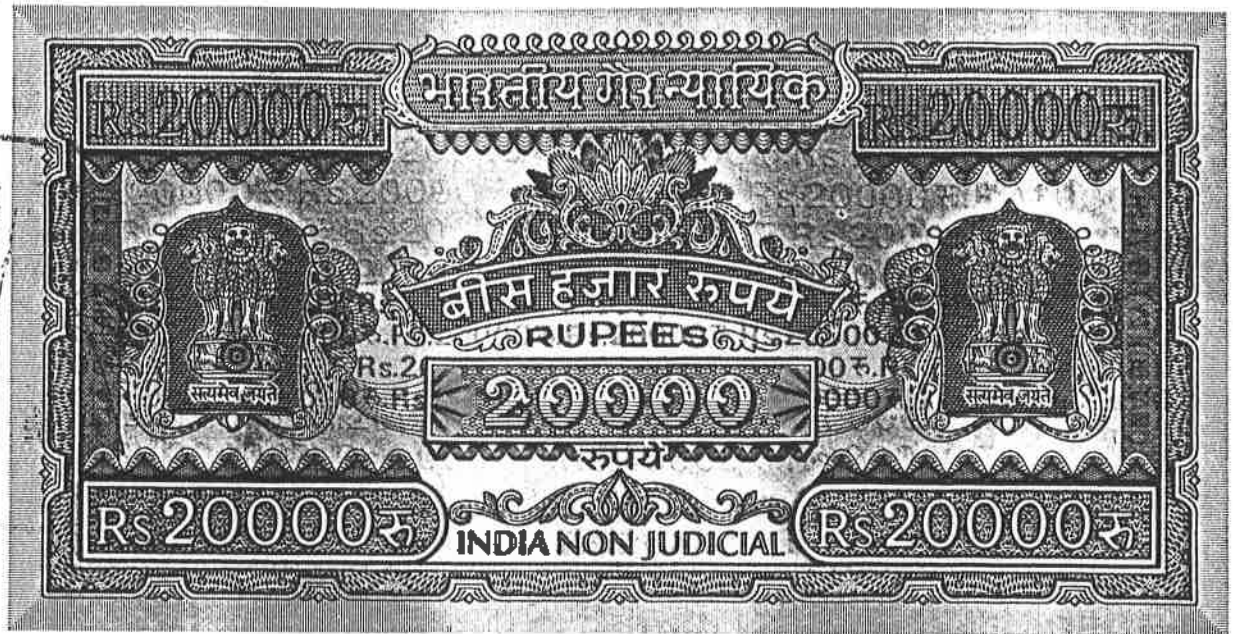
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- 30 -

17. That every transfer, assignment relinquishment, mortgage or sub-letting of the whole of the Demised Premises or building or both shall be subject to, and the transferee, assignee or the sub-lessee shall be bound by, all covenants and conditions herein contained and be answerable to the lessor in all respect thereof :

For The Saraswati Industrial Syndicate Ltd

[Signature]

General Secretary

एम० सी० भास्कर
सहायक दिधि अधिकारी... 31...
नोएडा

78

13 APR 1996

कागज का नं. 50

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प्राथमिक प्रमाणिका



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- 31 -

Provided always that the Lessee, or its transferred or permitted assignees, as the case may be, may assign, relinquish mortgage, sublet or transfer the Demised Premises and building thereon as a whole or residue on the said terms and it will deliver, at its own expenses, to the Lessor or at the Lessor's office, attested copy of the assignment, relinquishment, mortgage or transfer deed together with notice thereof within a month after the same shall have been duly rejected under the Indian Registration Act or any other law relating to such registration and for the time being in force.

For The Saraswati Industrial Syndicate Ltd

[Signature]
General Secretary

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सहायक निधि अधिकारी
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- 32 -

18. That the Lessee will permit the members, officers and subordinates of the Lessor and workers and other persons employed by the Lessor from time to time, and at all reasonable times of the day, with prior intimation, to enter into and upon the Demised Premised and building to be erected thereon in order to inspect the same and carry on necessary works mentioned hereinbefore.

For The Saraswati Industrial Syndicate Ltd


General Secretary

एम० सी० भारद्वाज
उद्देश्यक विधि सचिव

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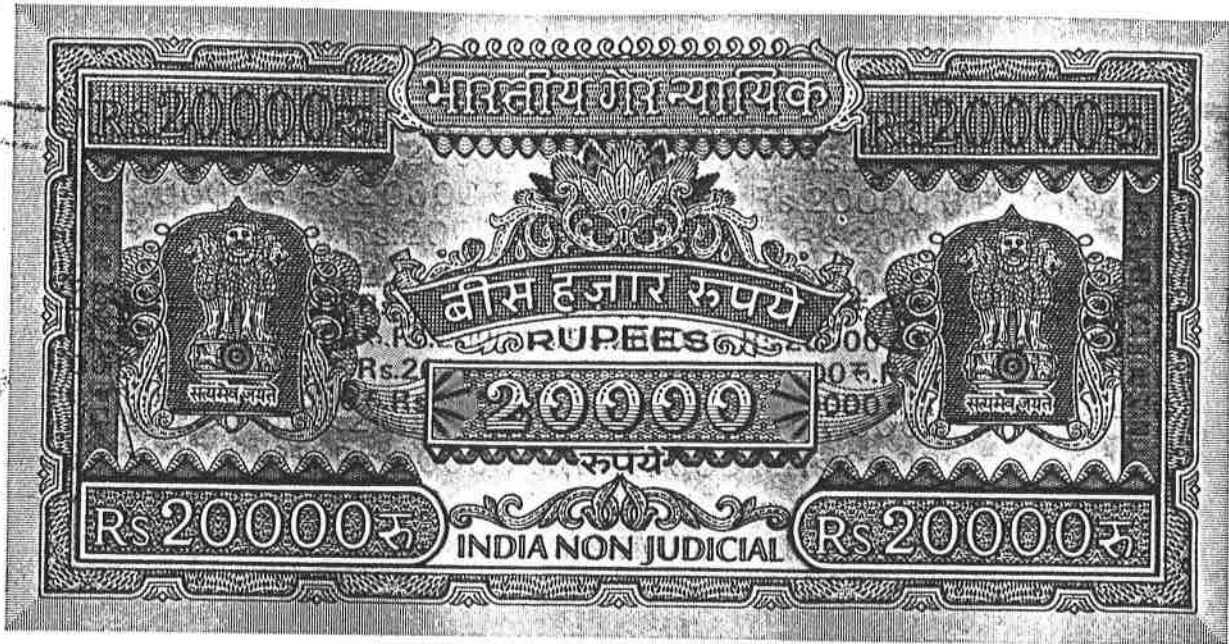
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- 33 -

19. That the Lessee will not erect or permit to be erected on any part of the Demised Premises any stables, sheds or other structures of descriptions whatsoever for keeping horse, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.

For The Saraswati Industrial Syndicate Ltd


General Secretary

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एम० सी० भाखाण
सहायक विधि अधिकारी cont... 34..

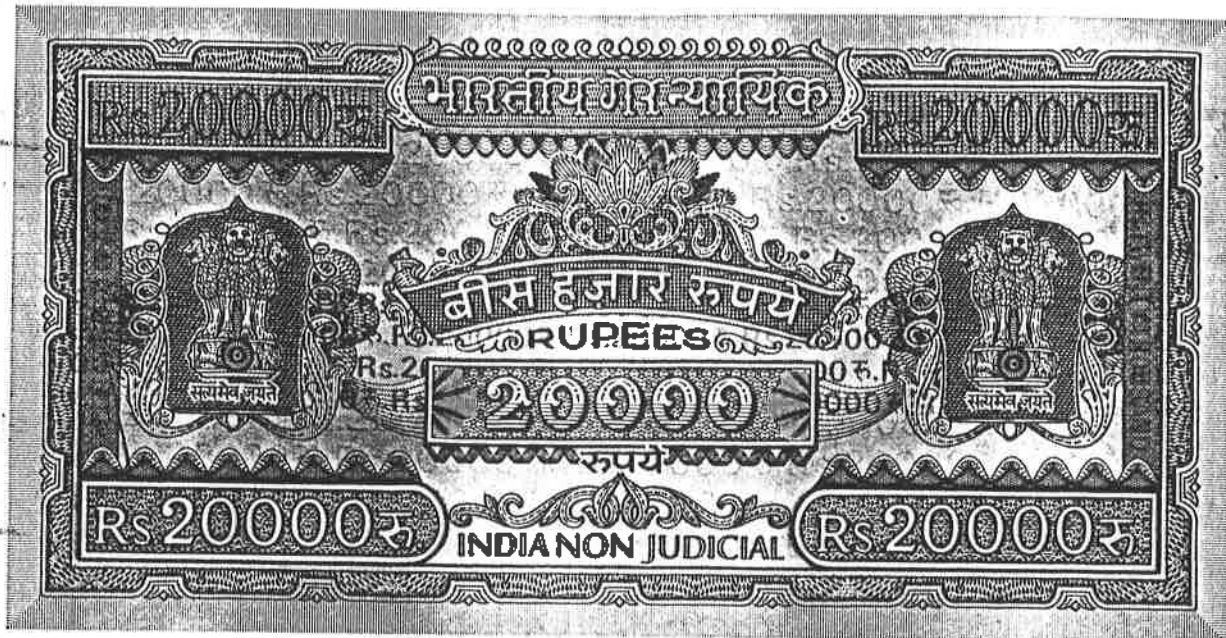
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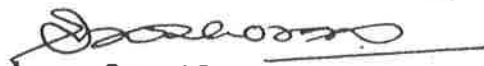


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- 34 -

20. That the Lessee shall not exercise its option of determining the Lease nor hold the Lessor responsible to make good the damage if by fire, tempest, flood, or Army or a mob or other irresistible force any material part of the Demised Premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

For The Saraswati Industrial Syndicate


General Secretary

५५० सा० भारद्वाज Cont. 35...
सहायक विधि वासिज
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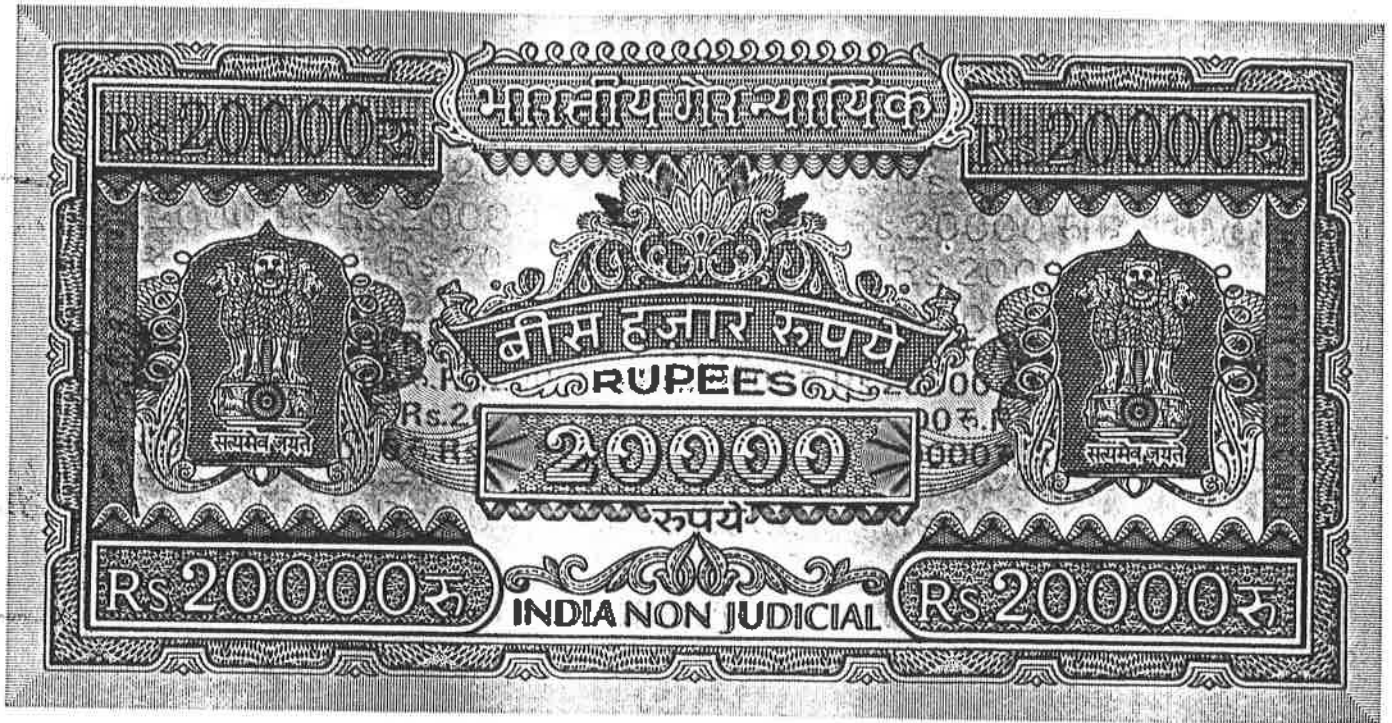
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OFFICE OF THE
DIRECTOR OF THE
BUREAU OF LAND MANAGEMENT

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- 35 -

21. That the condition of retaining a nominee of the lessor on the Board of Directors of the Lessee's company shall not be binding.

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एम० सी० भास्कर
सहायक विधि बख्शिश
Cont...36...

For The Sariswati Industrial Syndicate Ltd


General Secretary

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

- i. Notwithstanding anything hereinbefore contained, if there is, in the opinion of the Lessor, (whose decision shall be final and binding) any breach by the Lessee or any person claiming through him of any of the covenants/conditions hereinbefore contained and on its part to be observed and performed and in particular and without prejudice to the generality of the sub-clause, if the Lessee transfer, relinquish, mortgage or assign the whole of the Demised Premises before construction of a building on it as hereinbefore provided within the period mentioned above, or if the Lessee or the persons in whom the right is hereby created are adjudged insolvent, it shall be lawful for the Lessor, without prejudice to any other right of action, to re-enter the Demised Premises or any part thereof and determine this lease and thereupon.

For The Saraswati Industrial Syndicate Ltd

[Signature]
General Secretary

Cont...37...
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सहायक विधि अधिकारी
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- ii. If, at the time of re-entering, the Demised Premises shall not have been occupied by nor any building constructed by the Lessee the Lessor may realloot the Demised Premises and refund the payments as mentioned above without interest after deducting arrears of lease rent to the Lessee.

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For The Saraswati Industrial Syndicate Ltd

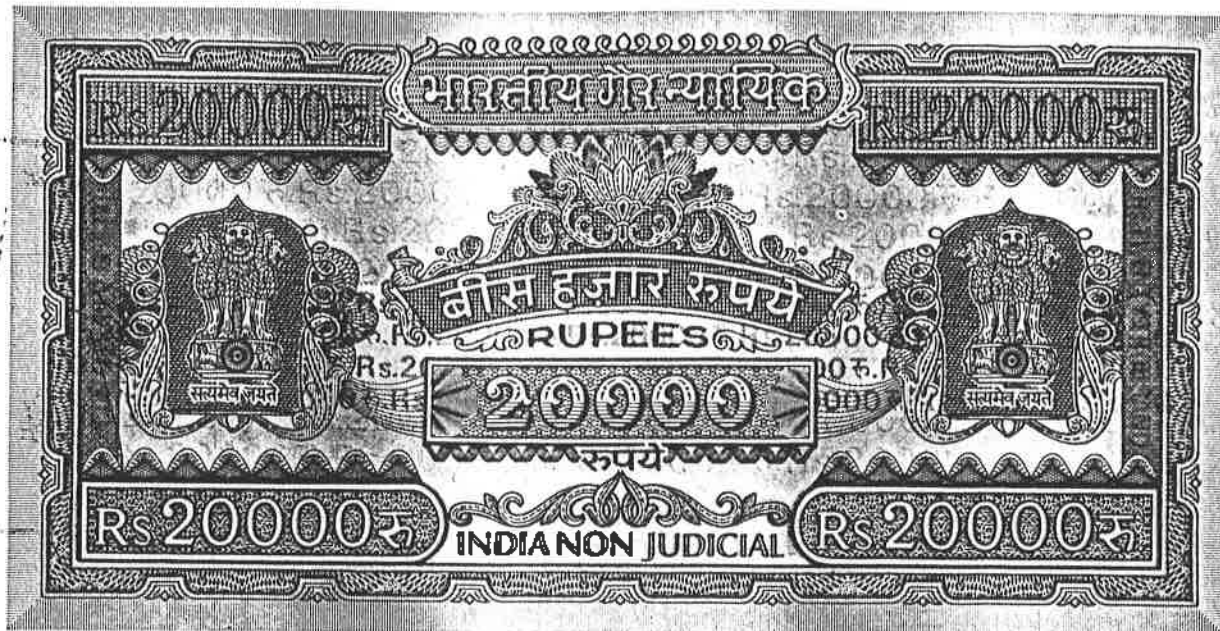
General Secretary

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iii. If at the time of re-entry, the Demised Premises shall have been occupied by any building constructed by the Lessee thereon, the Lessee shall, within a period of three months from the date of re-entry, remove from the Demised Premises all erection or building, fixtures and things which at any time and during the said term shall be affixed or get upon the Demised Premises and leave the same in a good condition as it was on the date of demise, and in default whereof, the same shall become the property of the Lessor without payment of any compensation to the Lessee for land and building, fixtures and things therein. But upon the Lessee removing the erection, building, fixtures and things within the period hereinbefore specified the Demised Premises shall be reallocated and the Lessee may be paid such amount as may work out in accordance with the principle given in sub-clause (ii) above, provided that the Lessor may at its option, agree to purchase from the Lessee his interest in the Demised Premises at a price as may be mutually agreed upon.

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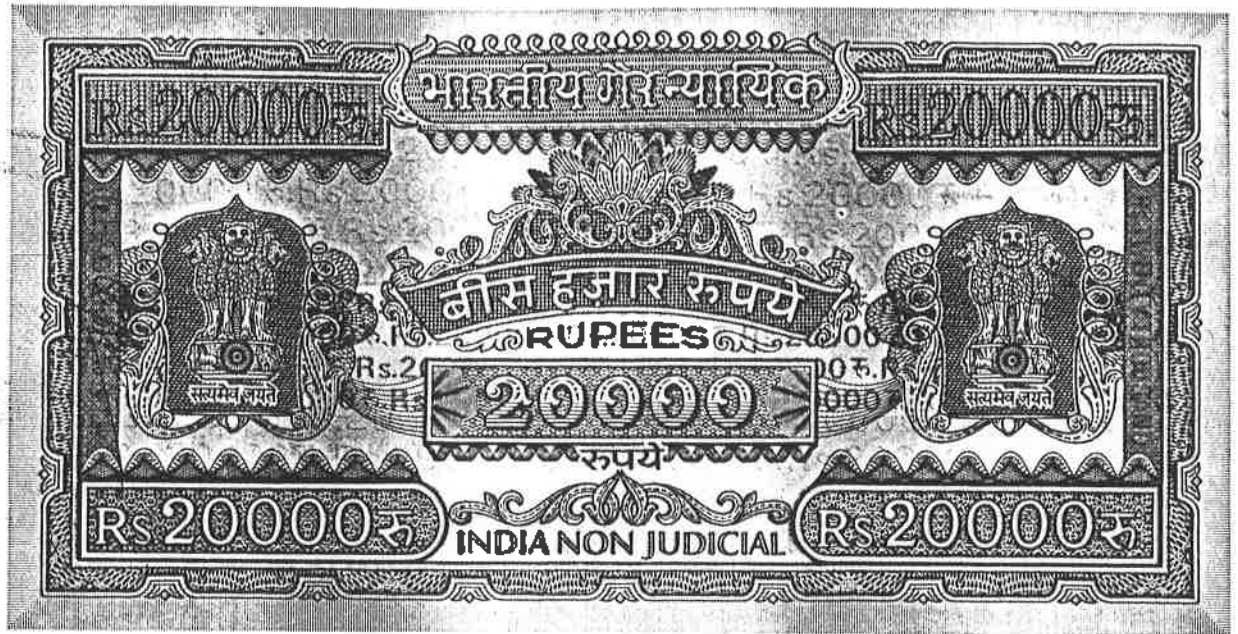
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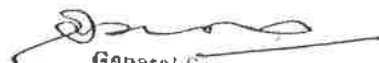
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- 39 -

iv. Any loss suffered by the Lessor on a fresh grant of the Demised Premises for breaches of conditions as aforesaid on part of the Lessee or any person claiming through or under him, shall be recoverable by the Lessor.

एम० सी० भारद्वाज
सहायक विधि अधिकारी
Date....40..

For The Saraswati Industrial Syndicate Ltd


General Secretary

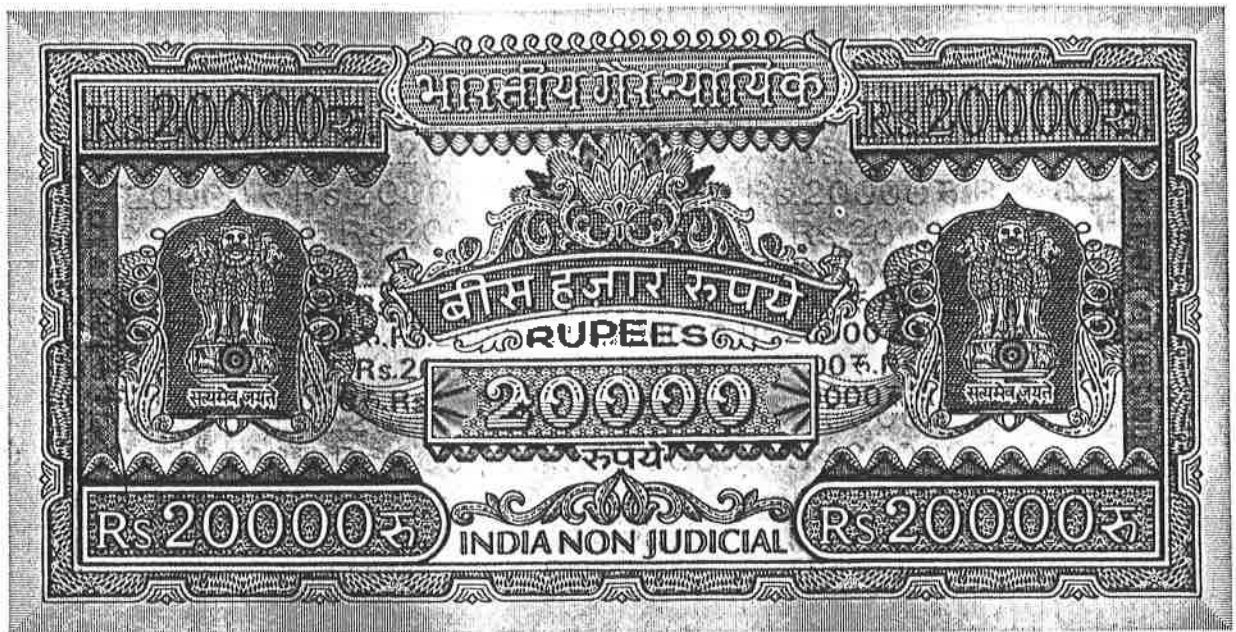
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v. All notice, orders and other documents required under the terms of the lease or under the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) or any rule or regulation made thereunder shall be deemed to be duly served as provided under section 43 of the U.P. Urban Plan and Development Act, 1973 as re-enacted and modified by the U.P. Residents Act, 1974 (Act No. 30 of 1974) re-enacted with modifications.

एन० सी० भास्कर
अध्यक्ष विधि धर्मशाला
नौदर

For The Saraswati Industrial Syndicate


General Secretary

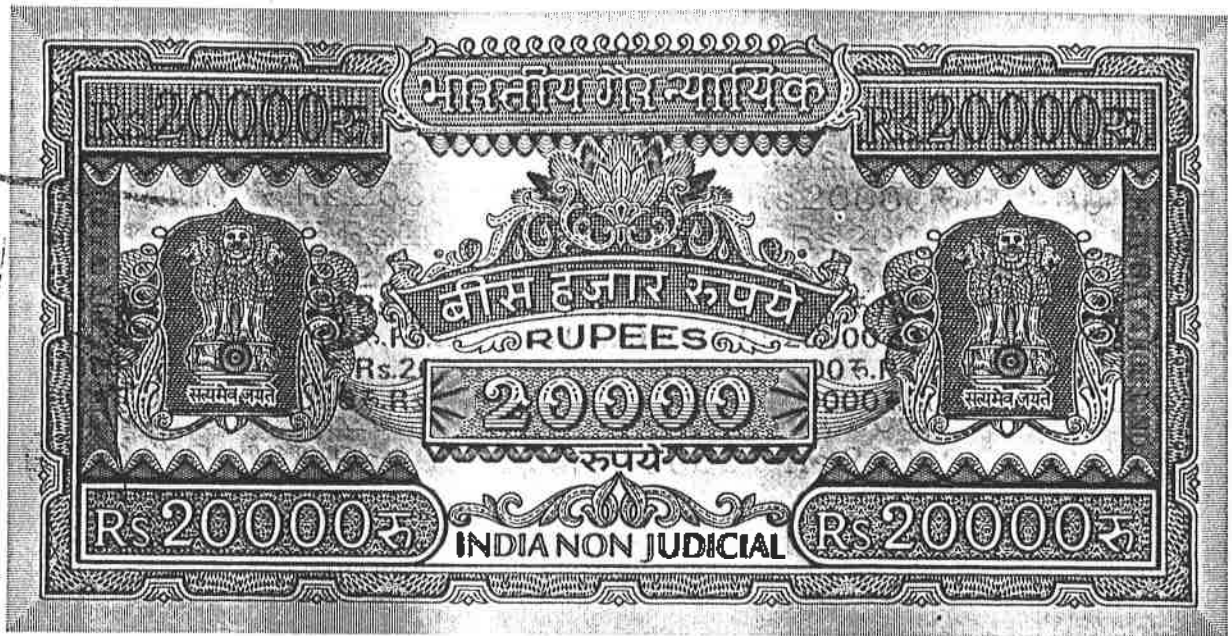
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vi. The provisions of U.P. Industrial Act Development Act, 1976 and any rules or regulations framed under the Act or any directions issued shall be binding on the Lessee.

एम० सी० भास्कर
सहायक विधि अधिकारी
बोपडा

(To) Mr. Suresh Industrial Development

General Secy

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- 42 -

vii. All powers exercised by the Lessor under this lease may be exercised by the Chairman / CEO. The Lessor may also authorise any of its officers to exercise all or any of the powers by it under this lease.

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Cont...43..

For The Saraswati Industrial Syndicate Ltd

एम० सी० भास्कर
सहायक निधि अधिकारी
नोएडा

—
General Secretary

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viii. Any relaxation or concession granted by the Lessor to the Lessee shall not, in any way, prejudice the legal rights of the Lessor.

एम० सी० भाखरिंत... 44...
सहायक दिधि वसिष्ठ
नोएडा

For The Saraswati Industrial Syndicate Ltd

[Signature]
General Secretary

13 APR 1996

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ix. Any dispute arising with regards to this Deed shall be subject to the jurisdiction of the Civil Courts at Ghaziabad or High Courts of Judicature of Allahabad.

एम० सी० शारदा
सहायक लिपि दस्तखत

Cont...45..

For The Saraswati Industrial Syndicate Ltd


General Secretary

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- 45 -

x. The land / building is in peaceful possession of the Lessor and will be accepted by the Lessee from any encroachment and obstruction.

एम्. सी. शारदा
सहायक नि. व. अधिकारी
कोलकाता

For The Sureswari Industrial Syndicate Ltd


General Secretary

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13 APR 1996

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- 46 -

xi. The Chairman / CEO of the Lessor reserves the right to make such additions, alterations or modifications, in the terms and conditions of the lease from time to time as he may consider just and reasonable, subject to the mutual written consent of the Lessee.

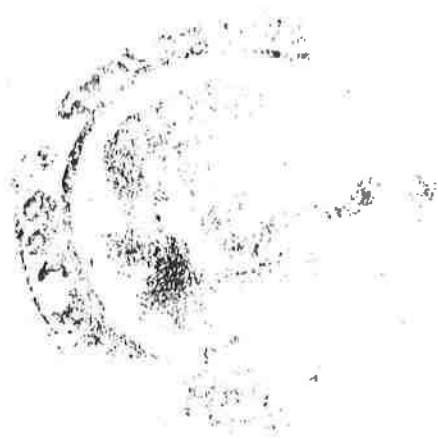
एम० सी० भारद्वाज
सहायक विधि बख्शी
नोएडा

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For The Saraswati Industrial Syndicate Ltd,


General Secretary

13 APR 1996





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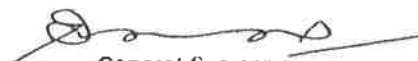
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xii. Subject to the provisions of sub-clause (ix), in case of any clarification or interpretation regarding these terms and conditions of this Lease Deed, the decision of Chairman / CEO of the Lessor shall be final and binding on both the parties.

एम० सी० भास्कर
सहायक विधि अधिकारी
नौपल

Cont. 48...

For The Saraswati Industrial Syndicate Ltd


General Secretary

13 APR 1996





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xiii. The terms and conditions of Brochure, Allotment, Building Bye-laws and as amended from time to time shall be binding on the Lessee.

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एम० सी० भास्कर
सहायक विधि अधिकारी
ज.र.डी.
Cont...49..

For The Saraswati Industrial Syndicate Ltd

General Secretary

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13 APR 1996

TO: [illegible]

FROM: [illegible]

[illegible signature]





00CC 292552

- 49 -

In witness whereof the parties hereto have set their hands and seal on the day and month and in the year herein first above written.

LESSOR
New Okhla Industrial
Development Authority

एम. सी. भारद्वाज
उपस्थित विधि अधिकारी
नियोजित

The Sarawati Industrial Syndicate Ltd.

LESSEE
The Sarawati Industrial
Syndicate Limited

By :
Name :
Title :
Witness :

By :
Name : S.K. Khorana
Title : General Secretary
Witness :

1)

1) SUNIL BHAGAT S/O SH. PRAHLAD
BHAGAT
R/O QD-19, VISHAKHA ENCLAVE,
PSTAMPURA, DELHI-110034

2)

2) J. B. SHARMA
S/O SH. N. K. SHARMA
C-50, SECTOR-30
NOIDA-201301

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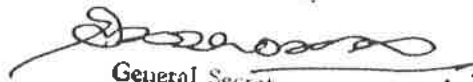


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Attached with Lease Deed of
Plot. No. A-4&A-4A Sector-24
NOIDA

02
५५० सी० भाखाज
सहायक दिधि अधिकारी
नोएडा

For The Saraswati Industrial Synd. Ltd.


General Secretary

Details of Stamp Papers copies of which are not enclosed

1. In continuation with copies of papers enclosed hereinbefore, 124 more stamp papers exist in the original lease deed.

2. The complete details of stamp papers are as given below :

- I) Issue S.No. - 50
II) Issue Date - 13th April 1996
III) Issued by - The Sub Treasury Officer, Sector 6, NOIDA.

IV) Details

	<u>Page Nos</u>	<u>S.No.</u>	<u>Distinctive Nos.</u>	<u>No. of Sheets</u>	<u>Denomination (Rs)</u>	<u>Value (Rs)</u>
<u>A. As enclosed hereinbefore</u>						
A.1	1 to 49	50 - 98	00CC 292600 to 00CC 292552	49	20,000	9,80,000
A.2	-	99	00CC 292551	1	20,000	20,000
Sub Total A				50		10,00,000
<u>B. Not attached with this copy but available with original document</u>						
B.1		100 - 149	00CC 292550 to 00CC 292501	50	20,000	10,00,000
B.2		150-199	00BB 364450 to 00BB 364401	50	15,000	7,50,000
B.3		200-215	00BB 369000 to 00BB 368985	16	15,000	2,40,000
B.4		216-219	-	4	1,000	4,000
B.5		220-223	-	4	100	400
Sub Total B				124		19,94,400
Total (A+B)				174		29,94,400

3. The text in all the stamp papers of B.1 to B.5 is identical to the one in A.2 which is enclosed hereinbefore.

