



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



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Certificate Issued Date  
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Description of Document  
Property Description  
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: 29-Dec-2021 08:49 PM  
: NEWIMPACC (SV)/ up14006004/ GREATER NOIDA/ UP-GBN  
: SUBIN-UPUP1400600461731431648571T  
: A K MISHRA ADVOCATE  
: Article 24 Copy or Extract  
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: A K MISHRA ADVOCATE  
: 10  
(Ten only)

कार्यालय  
निबन्धक, गौतमबुद्धनगर  
कानपुर-गौतमबुद्धनगर (उ०प्र०)



नकल संख्या: 12111 12121  
नकल जारी करने की तिथि:-  
विलेख पर अदा स्टाम्प:- 12720

Please write or type below this line

विलेख की सत्यापित प्रमाणित है।  
एक से अधिक संलग्न है।

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. The Government Authority.



# LEASE DEED

THIS LEASE DEED MADE on the 22nd day of Oct the year 2021 between the Greater Nodia Industrial Development Authority, a body corporate constituted under Section 3 read with Section 2(d) of the Uttar Pradesh 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 Sh/Smt./Km. Ravi Duggal aged 46 years S/o, D/o, W/o Sh. D.R. Duggal

R/o 5/15 Gali No. 7, Gesta Colony, Lucknow (hereinafter called the "Lessee" which expression shall unless context does not so admit, include his/her/their/its heirs, executors, administrators representatives and permitted assigns) of the other part.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing residential building according to building plan approved by the Lessor.

## I NOW THIS LEASE DEED WITNESSETH AS FOLLOWS :

That in consideration of the premium of Rs. 142,200/- (Rupees One Lakh Forty Two Thousand Two Hundred only) out of which Rs. Rs. Above (Rupees Rs. Above) have been paid by the lessee to the Lessor (the receipt whereof the Lessor doth hereby knowledges) and the balance of which is to be paid by the lessee in the manner hereinafter provided instalments on dates specified below :

- i) Rs. .... on or before .....
- ii) Rs. .... on or before .....
- iii) Rs. .... on or before .....
- iv) Rs. .... on or before .....
- v) Rs. .... on or before .....
- Rs. .... on or before .....
- Rs. .... on or before .....
- Rs. .... on or before .....
- Rs. .... on or before .....
- Rs. .... on or before .....

and in consideration of Rs. 142,200/- (Rupees Fourteen Thousand Two Hundred Twenty only) paid in lumpsum on account of one time lease rent which is 10% of the total premium of the plot to the lessor, the lessor doth hereby demise and lease to the lessee, all that plot of land numbered as 59 situated in Block C at Sector 37

Ravi Duggal

(1)

Management Trainee (Prop.)  
Greater Nodia Industrial  
Development Authority  
H-1, Gesta Colony  
Greater Nodia  
Distt. Gaura Budh Nagar



PLOT NO-59

PLOT NO-56

7.50

PLOT NO-60

PLOT NO-58

15.00

16.35

PLOT NO-59

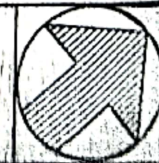
9.00 M WIDE ROAD

118.50  
sqm

Management Trainer (Pkg-1)  
Greater Noida Industrial  
Development Authority  
H-10, Sector-14, Noida-201302  
Distt. Gautam Buddha Nagar

1. Ravi Duggal  
SESSION TAKEN OVER  
ALLOTEE

SIGN-  
POSSESSION HANDED OVER  
ALLOTEE-



SE PLAN FOR PLOT NO- 59

POCKET-C, OF SECTOR -37

GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY

ASST MGR(ENGG)

MGR(ENGG)

SM(ENGG)

DRAUGHTSMAN



Industrial Development Area, District Guatam Buddh Nagar contained by Square  
same, a little more, or less and bounded, (situated at tehshil Gautam Budh Nagar, Distt.  
h Nagar).

nent

118.50 Sqm.

RTH BY .....

OUTH BY .....

AST BY .....

As per Lease Plan Attached

EST BY .....

said plot is more clearly delineated and shown in the attached plan and therein marked red.

HOLD the said plot (hereinafter referred to as "the demised premises" with their appurte-  
into the Lessee to the term of Ninety years commencing from (the execution of the leases  
2-10-01). (date of possession) except and always reserving to the lessor.

right to lay water mains, drains, sewers or electric wires under of above the demised  
remises, if deemed necessary by the Lessor in developing the area.

Full rights and title to all mines, minerals, coals, washing gold's, 'earth oils, quarries in or under  
the plot and full right and power at any time to do all acts and things which may be necessary or  
expedient for the purpose of searching for, working and obtaining, removing and enjoying the  
same without providing or leaving any vertical support for the surface of the plot(s)/flat or for the  
structure time being standing thereon provided always, that the lessor shall make reasonable  
compensation to the allottee/lessee for all damages directly occasioned by exercise of the  
rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount  
of such compensation will be final and binding on the lessee.

**AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANT WITH THE LESSOR IN  
THE MANNER FOLLOWING :—**

That the lessee will pay to the lessor the balance of the premium in the instalments mentioned  
in clause 1 above by the dates mentioned therein. If the lessee fail to pay any instalment by the  
due date, he shall thereafter pay the same with interest @ 20% p.a. compounded quarterly on  
the instalment in arrears from the due date till the date of payment provided that for failure to  
pay three consecutive instalments or any instalment/amount -continuously for six months,  
whichever is earlier, the lessor may determine the lease with penalties and consequences  
given in clause III hereinafter.

That the lessee will bear, pay and discharge all rates, assessments of every description includ-  
ing beneficitation levy and user charges which during the said term be assessed, charged or  
imposed upon either on the landlord or the tenant or the occupier in respect of demised  
premises or the buildings to be erected thereupon.

Management Trainee (Prop.)  
Greater North Industrial  
Dev. Authority  
H-1/5,  
Distt. Gautam

Rand Suggal

(2)





the lessee will obey and submit to all directions issued or regulations made by the lessor existing or hereafter to exist so far as the same are incidental to the possession of the property or so far as they affect the health, safety or convenience of the other tenants of the place.

the lessee will at his own cost, erect on the demised premises in accordance with the elevation and design and in a position to be approved by the lessor or any officer authorised by the Lessor, in that behalf in writing and in substantial and workman like manner, a residential building only with all necessary sewers, drains and other appurtenances according to the directions issued or regulations made in respect of buildings, drains, latrines in connection with sewers.

the allottee at his own expense will take permission for sewerage, electricity, and water connections from the concerned departments of the lessor or from the competent authority in this regard.

that the Lessee will construct the building according to the architectural and elevation control as prescribed by the Lessor.

that the Lessee will keep the demised premises and buildings :-

at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor,

i) and the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.

That the lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the lessor framed/issued under Sections 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and rules made therein.

If the maintenance work of any area is not found satisfactory according to the lessor, then the required maintenance work will be carried out by the lessor and the expenses incurred in carrying out such works will be borne by the allottee/s, collectively or in parts. The decision of the lessor will be final as regards to the expenses incurred in the maintenance work.

In case of non-compliance of these terms & conditions, and any Directions of the lessor, the lessor shall have the right to impose such penalty as the CEO of the lessor may consider just and/or expedient.

That the lessee will not make, or permit to be made, any alteration in or additions to the said buildings or other erections for the time being on the demised premises 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 in writing of the plan if any, approved by the lessor or any officer authorised by the lessor in that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice from the lessor or such requiring him so to do correct such deviation as aforesaid and if the lessee shall neglect to

Rand Duggal (3)

Management Frames (Floor)  
Greater Noida Industrial  
Development Authority  
H-19, Sector-19, Noida-20  
Greater Noida  
Distt. Gautam Buddha Nagar



such deviation for the space of one calendar month after the receipt of such notice then lawful for the lessor to cause such deviation to be corrected at the expenses of the lessee. The lessee hereby agrees to reimburse by paying to the lessor such expenses as the lessor (whose decision shall be final) shall fix in that behalf.

The lessee shall use the demised premises only for the purpose of constructing a building for residential purpose and no other purpose without the consent of the lessor and subject to the terms and conditions as lessor may impose and will not do or suffer to be done on the demised premises or any part thereof, any act or thing which may be or grow to be nuisance, annoyance or inconvenience to the lessor or the Owner, occupier of other premises in the neighborhood.

The lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of any description whatsoever for keeping horses, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.

The lessee will not assign, relinquish (except in favour of the lessor), sublet, transfer or part with possession of the demised premises without prior permission of the lessor. The transfer of the demised premises to the lessee's legal heir will be allowed with the prior permission of the lessor or an officer authorised by him/her in this regard.

The lessee may however with the prior permission of the lessor and subject to such conditions as the lessor may impose, mortgage the demised premises to any government/semi government organisation/financial institutions for the purpose of securing loan for acquiring the plot and/or constructing house thereupon.

In Case of transfer, transfer charges as fixed by the lessor shall be payable by the lessee to the lessor at the time of transfer.

That the lessee will not assign, relinquish, mortgage, sublet, transfer part with possession of any portion less than the whole of the demised premises and building thereon nor cause any sub-division thereof by metes and bounds or otherwise.

That the lessor shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of lessor.

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

Provided always that if the lessee or his/her/their/its transferee or permitted assignees, as the case may be, will assign, relinquish, mortgage, sub-let or transfer the demised premises and building thereon as a whole or residue on the said term he/she/its will deliver at his/her/its/their own expenses to the lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed together with a notice thereof, within a month after the same shall

Ravi Duggach

(4)

Management Trainee (Prop.)  
Greater Noida Industrial  
Development Authority  
H-169, Sector-Gamma-2  
Greater Noida  
Distt. Gautam Budh Nagar

प्राप्त किया गया

ह० अस्पष्ट

उपरोक्त किया कोमागार

गौतम बुद्ध नगर





en duly registered under the Indian Registration Act or any other amending statute.

ed that in the event of sale or fore closure of the mortgaged or charged property the shall be entitled to claim and recover 25% of the unearned increase in the value of said first charge, having priority over the said mortgage charge. The decision of the lessor in ct of the market value of the said land shall be final and binding on all the parties med.

ded further that lessor shall have pre-emptive right to purchase the mortgage or charged erty after deducting such percentage of the unearned increase as aforesaid.

t the lessor's right to the recovery of the unearned increase and the pre-emptive right to chase the property as mentioned herein before shall apply equally to involuntary sale or sfer, be it by or through execution of decree of insolvency/court.

at the lessee will permit the members, officers and subordinates of the lessor and workmen d other employed by the lessor from time to time and at all reasonable time of the day, during e said terms after three days, previous notice to enter into and upon the demised premises nd building to be erected thereupon in order to inspect the same and carry on necessary orks mentioned before and the lessee will give notice of the provision of this sub-clause to his/ er/their/its tenants.

That the lessee shall not exercise his/her/their/its option of determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

#### FOR SCHEMES → ALPHA, BETA, GAMMA

That the lessee shall have to erect and complete building on the leased land unto the date..... The lessor may grant extension in exceptional circumstances, for one year on payment of extension charges of 8% of total premium of the plot from the date for completion of construction as mentioned above.

#### 1) FOR SCHEMES → FDP- 01, SWARN NAGRI & MHS- 01

That the lessee shall have to erect and complete building on the leased land within three years from the due date of execution of lease deed i.e ..... or within five year from the date of allotment i.e ..... which ever the date comes later, unless extension is allowed by the lessor in exceptional circumstances and on such conditions as it may impose. (Extension of one year, two year and three year may be granted by the lessor on payment of 4% for 1st year, 6% for 2nd year, and 8% for 3rd year, of total premium of the plot respectively as an extension charges by the lessee).

#### 23b) FOR SCHEMES → DELTA

That the Lessee shall have to erect and complete building on the leased land within nine Years from the date of allotment or upto December 2003 which ever is earlier unless extension is

(5)

Ravi Duggach

Greater Noida Industrial  
Development Authority  
Plot-109, Sector-Gamma-2  
Greater Noida  
Distt. Gautam Budh Nagar



983  
by the lessor in exceptional circumstances and on such conditions as it may impose  
extension of one year, two year and three year may be granted by the lessor on payment of  
1st year 6% for 11nd year, and 8% for 111rd year, of the total premium of the plot, as an  
extension charges by the lessee).

### 1 (SECTOR - 37)

That the Lessee shall have to erect and complete building on the leased land within  
ten years from the date of allotment or upto December 2003 whichever is later, unless  
extension is allowed by the lessor in exceptional circumstances and on such conditions as it  
may impose. (Extension of one year, two year and three year may be granted by the lessor on  
payment of 4% for 1st year, 6% for 11nd year and 8% for 111rd year, of the total premium of the  
plot, as an extension charges by the lessee).

The date of Lease deed Registration shall be reckoned as the date of possession. The Lessee  
shall have to take possession on the same day.

That in case the lessee does not construct building within the time provided for above, this deed  
of lease will be liable to be determined with the penalties and consequences given in clause III  
hereinafter. However, in exceptional circumstances the lessor or any officer authorised by him  
can allow extension, subject to the fulfillment of such conditions, charges as he may impose for  
the same.

### FOR VILLAGERS

The lessee claims that he/she is a bonafide villager of Greater Noida whose land has been  
acquired by the lessor.

### FOR GENERAL CATEGORY

The lessee claims that he/she does not own any residential plot or house in full or any part on  
lease hold or free hold basis or under HPTA (Hire Purchase Tenancy Agreement/License  
Agreement) in Greater Noida industrial Development Area either, in his/her wife/husband's  
name or in the name of his/her minor or dependent children.

### FOR GREATER NOIDA EMPLOYEES

The lessee claims that he/she is an employee of the lessor and he/she or spouse and/or depen-  
dent children do not own any residential plot or house in full or in part, on leasehold or freehold  
basis or under HPTA (Hire Purchase Tenancy Agreement/License Agreement) in Greater  
Noida Industrial Development Area.

If the lessee does not abide by the terms and conditions and building rules or any other rules  
and regulations framed by the lessor the lease may be cancelled by the lessor and the posses-  
sion 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.

AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO  
THESE PRESENTS AS FOLLOWING:-

Ravi Duggal

(6)

Management Trainee (Prop)  
Greater Noida Industrial  
Development Authority  
H-169, Sector-Gamma-2  
Greater Noida  
Distt. Gautam Budh N



standing anything hereinbefore contained if there shall have been in the opinion in the whose decision shall be final and binding) any breach by the lessee or any person through or under him/her/their/its of any of the covenants or conditions hereinbefore and on his/her/their/its parts to be observed and performed and in particular and prejudice to the generality of the sub clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises before constructing a building on it or assigns the whole or part of the demised premises before constructing a building on it hereinbefore provided within the period mentioned in sub clause 23 or 23 (a) of clause II it be lawful for the lessor, without prejudice to any other right of action of the Lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof and terminate this demise and thereupon if :

At the time of re-entry the demised premises has not been occupied by the lessee by way of constructing a building thereon, the lessor may re-allot the demised premises and entire deposited amount shall stand forfeited in favour of the lessor.

At the time of re-entry the demised premises are 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 buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and the building, fixtures and things thereon, but upon the lessee removing the erections, building fixtures and things before or within the period herein specified the demised premises shall be re-allotted and the lessee may be paid such amounts as may be determined, by the lessor, provided that the lessor may at its option agree to purchase the said erection, buildings, and fixtures upon payment to the lessee, price therefor and for his interest in the premises as may be mutually agreed upon.

If lessee is found to have obtained the allotment and the lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor along with forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

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

Any losses suffered by the lessor on a fresh grant of 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.

All notices, orders and other documents required under the terms of the lease or under the Management Trainee (Prop.) Act No. 6 of 1976) or any rules or Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Management Trainee (Prop.)

(7)

Ravi Duggal

Greater Noida Industrial  
Development Authority  
H 169, Sector-Gautam  
Greater Noida  
Distt. Gautam Budh Nagar

गौतम बुद्ध नगर





...ns made there under shall be deemed to be duly served as provided u/s 43 of the U.P.  
Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh  
nt's Act (Re-enactment with modifications) Act 1974 (U.P. Act No. 30 of 1974).

Chief Executive Officer of the lessor reserves the right to make such additions and  
ions or modification in these terms and conditions as may be considered just and  
ient.

ower exercise by the lessor under this lease may be exercised by the Chief Executive  
er. of the lessor. The lessor may also authorise any of its other officers to exercise all or  
of the powers exercisable by it under this lease,

vided that the expression Chief Executive Officer shall include the Chief Executive Officer  
the time being or any other officer who is entrusted by the lessor with the functions similar to  
se of Chief Executive Officer.

he cost and expenses of preparation, stamping and registering the legal documents and its  
opies and all other incidental expenses will be borne by the allottee, who will also pay the  
amp duty of transfer of immovable property levied, or any other duty or charge that may be  
eived by any authority empowered in this behalf.

All arrears payable to lessor shall be recoverable as arrears of land revenue.

In case of any clarification. or interpretation regarding these terms and conditions, the decision  
of Chief Executive Officer of the lessor shall be final and binding on the lessee.

Any relaxation, concession or indulgence granted by the lessor to the Lessee shall not in any  
way prejudice the legal right of the lessor.

In the event of any dispute with regard to the terms and conditions of the lease deed the same  
shall be subject to the jurisdiction of District Court at Gautam Budh Nagar (where the property  
is situated) or the High Court of Judicature at Allahabad.

**IN WITNESS WHEREOF THE** parties hereto have set their hand on the day and in the year  
herein first above written.

In the presence of

1) Witness *Shyam Sundar* for and on behalf of the Lessor  
*Shyam Sundar*  
Address *Sh. M.L. Kuri*  
*B-22 Prateb Nagar*  
*Delhi-7*

2) Witness *Uttam Singh* for and on behalf of the Lessee  
*Uttam Singh*  
Address *Sh. M. R. Singh*  
*Saini P. V. Kuri*  
*B. Nagar*

Certified that this is true and exact copy of the original in all respect.

For and on behalf of Lessor

LESSEE

(8)

*Ravi Duggal*

Management Trainee (Prop)  
Greater Noida Industrial  
Development Authority  
H-169, Sector-1  
Greater Noida  
Distt. Gautam

Management Trainee (Prop)  
Greater Noida Industrial  
Development Authority  
H-169, Sector-1  
Greater Noida  
Distt. Gautam

गौतम बुद्ध नगर









L.D. Rs. 142200/-

L.R. Rs. 14220/-

निःशुल्क 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

पुत्र श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

निवासी 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

ने यह लेखपत्र कार्यालय उप-निबन्धक गौतम बुद्ध नगर में आज  
दिनांक 22-10-01 समय मध्य 12.45 बजे दिन में

के प्रस्तुत किया।

22 B Math

उप-निबन्धक  
गौतम बुद्ध नगर  
22-10-01

22 B Math

लेखपत्र का निष्पादन तथा उसमें व्यक्त धनराशि  
नजराना रु० 142200/- प्रलेखानुसार प्राप्त कर

श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000 सहायक प्रबन्धक  
विधि ग्रेटर नोएडा प्राधिकरण प्रथम पक्ष ने स्वीकार किया  
जिनसे मैं स्वयं परिचित हूँ तथा लेखपत्र का निष्पादन  
श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000 द्वितीय पक्ष ने स्वीकार किया।

जिनकी पहचान श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000 पेशा

पुत्र श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

निवासी B-22 गौतम बुद्ध नगर

श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000 पेशा

पुत्र श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

निवासी श्री श्री 3150 प्रति शुल्क 40 योग 3190 - शब्द लगभग 4000

ने की।

22 B Math

उप-निबन्धक  
गौतम बुद्ध नगर 22-10-01

22 B Math

उपर्युक्त मदः साक्षीगण के चिन्ह अंगूठा नियमानुसार लिये गये हैं।

22 B Math

उप-निबन्धक  
गौतम बुद्ध नगर

बही नं० I जिल्द 364 के पृष्ठ 271 के नम्बर 7042 पर आज दिनांक 22/10/2001 को रजिस्ट्री की गई है। मय नक्शा

उप-निबन्धक  
गौतम बुद्ध नगर

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