

LEASE DEED

THIS LEASE DEED MADE on the 7th Day of August in the year 2005 between the Greater Noida 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

PHOTO

Sh./Smt./Km EKTA DHAWAN

aged 78 years S/o D/o W/o Shri HEMANT DHAWAN

R/o 78 SUKH WAHAR DELHI - 92

(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.

WHERE AS 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 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.

1 NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs. 427,500/- (Rupees Four Lac Twenty Seven Thousand Five Hundred only) out of which Rs. (Rupees) have been paid by the lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledges) and the balance of which is to paid by the lessee in the manner hereinafter provided in instalments on dates specified below:

Rs. on or before

Rs. on or before

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. 427,500/- (Rupees Fourty Two Thousand Seven Hundred and Fifty) paid in lump sum on account of one time lease rent which is 10% of the total premium of the plot of the lessor doth hereby demise and lease of the lessee, all that plot of land numbered as 98 Situated in Block M at Sector Delta