

LEASE DEED

27

Industrial Plot No..... 54 B Block No. W Sector
No. 1 Phase I in the layout plan of New Okhla Industrial Development Area,
district Gautam Budh Nagar.

THIS LEASE DEED MADE on the Two thousand five hundred and 10 day of March in the
year one thousand nine hundred and 2000 (BETWEEN New Okhla Industrial Develop-
ment 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' of the one part AND

Sri..... Ajay Malik aged 23 year
S/o..... Sh. K. L. Malik

R/o..... H.O. E-18, Sector 27, Noida, Delhi, Gautam Budh Nagar

proprietor of single owner concern carrying on business in the name of

M/s
situated at



OR

2/1 Ansal

1. Sri..... aged year

S/o.....

R/o.....

2. Sri..... aged year

S/o.....

R/o.....

3. Sri..... aged year

S/o.....

R/o.....

4. Sri..... aged year

S/o.....

R/o.....

T. N. GOVIL
Asstt. Law Officer
New Okhla Industrial
Development Authority

1 R. Mehta

THIS LEASE DEED WITNESSETH AS FOLLOWS :
In consideration of the already premium paid and agreed to be paid by the Lessee at the time and in
the manner hereinafter provided and also in consideration of the lease rent hereby reserved and of the
covenants, provisos and agreements hereinafter contained and on the part of the Lessee to be respec-
tively paid observed and performed the Lessor both hereby demise to the Lessee all the plot of land
numbered as..... 54 B in Block..... K1 Sector No..... XI situated
within the New Okhla Industrial Development Area, District Gautam Budh Nagar containing by
measurement..... 144.5 sq. mts. be the same a little more or less and bounded :-

N THE NORTH BY..... Plot No. W-54 A - Sector XI
ON THE SOUTH BY..... 12 M wide Road
ON THE EAST BY..... Plot No. W-54 C - Sector XI
ON THE WEST BY..... 18 M wide Road

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 demised premises") with their appurtenances
upto the Lessee for the term of 90 years from the..... 31 day of 15 Oct 1998 (herein-
after 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 demised 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 demised or any part thereof, yielding
and paying therefore, yearly in advance during the said terms upto the lessor on
the..... 9.11. day of..... March in each year the yearly rent at the rate of 2-1/2% of
the total premium payable during the first ten years "That the lessee shall pay unto the lessor at its office
or as otherwise directed lease rent in advanced on yearly basis. The lease rent would be Rs..... 9483/-
annually for the first 10 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 may be enhanced after every 10 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 @ 24% 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, after expiry
of 10 years, if required.

T. N. GOVIL
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New Okhla Industrial
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lessee shall pay to the lessor the premium of Rs. 379313/-
 Two Lacs Sevenety nine Thousand Three hundred and forty four (Rs. One Lakh thousand Seven hundred and forty four) out of which
 already been paid the receipt whereof the lessor hereby acknowledges and balance sum of
 Rs. 265519 = (Rs. Two Lacs Sixty Five Thousand Five hundred Nineteen)
 only shall be paid in ten half yearly instalments alongwith equated 15% per annum interest bearing from the date of issue of allotment letter the interest to be compounded half yearly the first instalments 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. 26551 = 90 + Interest on the 30 day of June 1999
 2. Rs. 26551 = 90 + Interest on the 31 day of Dec 1999
 3. Rs. 26551 = 90 + Interest on the 30 day of June 2000
 4. Rs. 26551 = 90 + Interest on the 31 day of Dec 2000
 5. Rs. 26551 = 90 + Interest on the 30 day of June 2001
 6. Rs. 26551 = 90 + Interest on the 31 day of Dec 2001
 7. Rs. 26551 = 90 + Interest on the 30 day of June 2002
 8. Rs. 26551 = 90 + Interest on the 31 day of Dec 2002
 9. Rs. 26551 = 90 + Interest on the 30 day of June 2003
 10. Rs. 26551 = 90 + Interest on the 31 day of Dec 2003
- Amalgamated

Provided that the interest shall be computed as the rate mentioned above on the total amount of the balance outstanding from time to time form the date of allotment i.e. and shall be payable half yearly on the 30th day of June and 31st day of December each year, the first of such payment to be made on the 30 day of June 1999 falling earlier.

Provided that if the instalments together with the interest accruing thereon are not paid by or on the due date. Interest at the rate of 24% compounded at six monthly shall be charged for delayed payment for delayed period.

Provided further that if any instalment or the interest accruing there on is not paid on the due date compound interest at the rate of 24% per annum shall be chargeable with six monthly rests on the premium due.

T. N. GOVIL
Asstt. Officer
New
Dive
dustrial Authority

Ramakrishna