

**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**  
**LEASE OF LAND AND SALE OF SUPERSTRUCTURES OF**  
**RESIDENTIAL HOUSES**

THIS INDENTURE MADE this 30th day of April in the year one thousand nine hundred and Ninety Eight between the 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) first party (hereinafter called 'the Authority' which expression shall, unless the context does not so admit, include its successors and assigns) of the one part AND Shri/Smt. Kumari S. Chakravorty aged 32 yrs S/o Sh. S. P. Chakravorty R/o T-21, Sec XI age Noida years Son of/wife of/daughter of Dist. Gautam Buddha Nagar (hereinafter called the 'Second party' which expression shall unless the context does not so admit, include his/her/heirs, executors, administrators and permitted assigns) of the other part.

WHEREAS the Authority has agreed to demise and the Second Party has agreed to take on lease the plot of land hereinafter described, on the terms and conditions hereinafter appearing and to purchase the superstructures standing thereon constructed by the Authority.

NOW THIS DEED WITNESSETH AS FOLLOWS :

That in consideration of the price of superstructures amounting to Rs. 28760/- (Rupees Twenty eight thousand Seven hundred only) plus premium of land amounting to Rs. 6300/- (Rupees Six thousand Three Hundred only) totalling in all Rs. 35000/- (Rupees Thirty five thousand only) which have already been paid by the Second Party to the authority, the receipt where-of the Authority doth hereby acknowledges, and also in consideration of the rent for the land hereby reserved and the covenants, provisos and Agreements here in contained and on the part of the Second party to be respectively paid, observed and performed, the Authority doth hereby demise and lease to the Second Party all that plot of land numbered as 21 situated in Block T at Sector No. 11 in the New Okhla Industrial Development Area, Tehsil Dadri, District Ghaziabad contained by admeasurement 63.00 sq. metres, be the same a little more or less, and bounded.

on the North MIG House NO. T-20 Sec 11  
on the South MIG House NO. T-22 Sec 11  
on the East MIG House NO. T-18 Sec 11  
on the West Road

S. Chakravorty

S. Chakravorty



(2)

and which said plot of land is more clearly delineated and shown in the attached Plan and therein marked red in the map Annexure I.

TO HOLD the said plot of land (hereinafter referred to as 'the demised premises) with their appurtenances unto the second Party for the term 90 (Ninty) years from the date of.....[1987].....except and always reserving to the Authority.

(a) a right to lay water drains, sewers or electric wires under or above the demised premises, if deemed necessary, by the Authority for Authority for the development of the area.

(b) full rights to all mines, minerals, coal, washing gold, earth oils and quarries in or under the residential plots and full right and power at any to do all acts and things which may be necessary and expedient for the purpose of searching for working and obtaining removing and enjoyings the same without providing or leaving any support vertical for the surface of the residential plot or for any building for the time being standing thereon provided always that the Authority shall make reasonable compensation to the lessee for all the damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation, the decision of the Chief Executive Officer shall be final and unquestionable.

the ground rent/lease rent would be payable at the revised premium of the plot which would be calculated on the basis of the prevailing allotment rate of Noida at the time of deposit of transfer charges. The lease rent would be payable @ 1.0% of the revised premium. The lease rent may be enhanced after every 10 years.

Provided that if the rent for any particular year is not paid in advance by the lessee of the year for which it is payable and interest at the rate of 24% percent per annum shall be payable on the amount of rent in arrears of that year.

2. The Authority doth further hereby transfer absolutely the superstructures of the buildings standing on the demised premises to the second party to hold the same absolutely but subject to the conditions hereinafter mentioned.

3. AND the second Party doth hereby declare and covenant with the Authority in the following manner:

(1) That the Second party will pay unto the Authority or its office or as otherwise directed the said yearly rent clear of all deductions on the day and in the manner herein appointed for payment thereof and if the said yearly lease rent or part thereof remains in arrears, the Authority shall be entitled to recover the same with interest as aforesaid and cost.

Y

S. Chakraverty

S. Chakraverty



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on the North MIG House No. T-20 Sector 11  
on the South MIG House No. T-22 Sector 11  
on the East MIG House No. T-10 Sector 11  
on the West Road

*[Handwritten signature]*

*S. Chakraborty*

*S. Chakraborty*